

# Welcome!



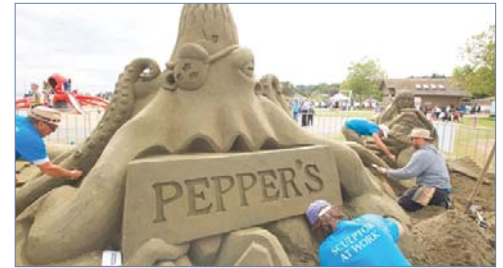
## Thanks for coming!

The purpose of today's open house is to get your input on the vision, issues, opportunities, and priorities for the future of Cadboro Bay.

Feel free to ask staff questions and **share your thoughts with us.**

Visit [saanich.ca/cadboro](https://saanich.ca/cadboro) to register for notifications and to **fill out a survey.**

# OVERVIEW



## CONTEXT

Local Area Plans form part of the Saanich Official Community Plan (OCP) and provide detailed planning policy at the neighbourhood level. Local Area Plans help guide and manage change while seeking to implement OCP goals.

The Cadboro Bay Local Area Plan (LAP) was last updated in 2002. Since that time a new Saanich OCP has been adopted. The Cadboro Bay LAP Update will seek to bring planning policy up-to-date by working with the community to review existing policy and examine new and emerging issues

## PURPOSE OF LOCAL AREA PLAN UPDATE

The purpose of the Cadboro Bay Local Area Plan Update is to provide an updated framework to guide growth and change in the Cadboro Bay Local Area over the next 20-30 years. The updated Plan will guide Council decision-making and provide a measure of predictability to the public, property owners and developers.



## PROJECT OBJECTIVES

- Implement the vision of the Saanich OCP in a way that reflects the unique conditions and features of Cadboro Bay
- Undertake a public engagement process to ensure that there are broad community opportunities for input
- Building on the current Local Area Plan (LAP), undertake an LAP update that will provide guidance and direction on a range of issues including land use, transportation and mobility, environment, housing, urban design, parks and open space, heritage and community amenities
- Integrate a sustainability and climate change lens to the planning topics
- Focus attention and provide guidance on how change will occur in the Cadboro Bay Village to implement the vision of the OCP

# MOMENTS IN HISTORY

Noted events are drawn from Saanich Archives collections and noted references, including period newspaper articles to highlight moments in the history of Cadboro Bay.

## EARLY YEARS

Boulders at Ten Mile Point mark ancient First Nation burial sites. There are a number of archeological sites in the Cadboro Bay area and remnants of native fortifications protecting the village area inhabitants from other tribes.

For thousands of years the Songhees First Nation People lived at what is now Cadboro Bay and referred to the bay as “Sangayka” a word that means “snow patches”. They lived a lifestyle which is known as a typical Straits Salish lifestyle. In spring they would go to Mount Doug Park area (also known as P’kols) to cut trees to make canoes and bark to make baskets and cloths. Salmon fishing was central to their life and they would return in the fall to their village to prepare their catch for winter months. They had fortification against other tribes that would come down to raid the villages. They wove mats with tall grasses that grew at Gyro Park for their homes and for kneeling in their canoes. They lived there until 1911 when the last Songhees People were moved to the Indian Reserve in Esquimalt.



City of Victoria Archives\_M08548\_ Burial Cairn at Cadboro Bay 1890s



Native Arrowheads



2007-054-010 View of Cadboro Bay from Beach pre-1900s

**1860s** Smugglers operated in the area moving opium, Chinese migrants and whisky across the border to the San Juan Islands which was disputed territory until the border was established in 1872. Opium was legally processed in Victoria until 1908 when Ottawa banned its sale and possession.

**1866** Victoria's first telegraph cables came ashore at Telegraph Cove, formerly known as Telegraph Bay. The line was laid across Haro Strait from San Juan Island. Telegraph Bay Road was created marking off the treed peninsula at Ten Mile Point, named after the distance in nautical miles between Esquimalt Harbour and the point.



1980-011-004a 3930 Telegraph Bay Rd (built in 1862)

**1870** Sinclair built first home in Cadboro Bay. Started farming the area, trading fruit with the First Nations for fish and game. Started raising sheep. The Evans and Sinclair families are said to be the first settling families.

**1885** Sheep pastured at Ten Mile Point.

**1885** SS Enterprise collided with RP Rithet off Ten Mile Point. There are several shipwrecks in the area.



Brigantine Cadboro



1903 transportation Giant Powder Works

**1895** The Giant Powder Company established an explosives plant at Telegraph Bay. The plant operated at this location until 1920 when it was relocated to James Island. Now all that remains is the house at 3565 Telegraph Bay Road, built in 1911 as the home for the works manager.



1903 transportation Giant Powder Works

**1896** First Area Plan named Cadboro Bay Park Estates (updated in 1904). The plan shows much of the same road network as the one we have today, and signs of early entrepreneurship in the Ten Mile Point southwest area. Development Plans (implementation) were delayed until after the war 1919.



1981-019-002d Cadboro Bay Sunday Party 1899



1981-019-002c Lunch Party at Cadboro Bay 1899



1981-019-028 Three Crew Camp 1900s

# MOMENTS IN HISTORY



1980-018-003 Frank and Liza Hobbs 1895

**1901** Frances Hobbs began a community school but there were not enough pupils. Earlier Cadboro Bay schools were further into Oak Bay (near north gate of Uplands and at corner of Lansdowne and Cadboro Bay Rd.)

**1914** Fred Patton built a small store at Sinclair and Cadboro Bay Road, later adding a Post Office and selling the operation to Frank Hobbs who later in 1915 moved across Sinclair, and built a new grocery store and post office. He operated the store and post office for 31 years. A very civic-minded man, Frank Hobbs served 2 years on Saanich Council and 14 terms on the Saanich School Board.



Early 1900s Sinclair and CadBay Rd area 1915 Cadboro Bay School

**1916** February 1916 Great snowfall blocked roads for many days (noted 70 inches of snow over 7 days).

**1919** Land in Cadboro Bay began to be subdivided, selling at \$1,000/acre.



2007-172-021-Panorama Cadboro Bay 1941

**1921** Ten Mile Point had telephone service. With changes to direct dial, a toll charge for calls to the city which was unpopular. Cadboro Bay residents went on strike boycotting the service - this left houses isolated.



2007-171-004 View of Cadboro Bay Hotel (before 1931)

**1929** Queenswood Land Company financial boom collapsed leaving original gate still standing at the Uvic Queenswood property (formerly Sisters of St Ann's).



1980-017-005 Cadboro Bay Road 1900

2007-054-069 Chinese worker at Beale Property 1910



Cadboro Beach Hotel g 06911 141

**1909** Building boom

**1909** Cadboro Beach Hotel was built but remained unoccupied until after the War. The hotel operated from 1920 to 1931. Rooms cost \$4/day including board. 1922 list of guests shows a few from China and Great Britain, with the majority from the US and other provinces.

**1915** Beginning of today's commercial Cadboro Bay Village Centre.



1981-009-001 Mrs Davis Emery and friend 1920



1982-013-018 The Bernard Goward Family 1914

**1920s** Rum-runners operated in the area during the Prohibition era.



1992-026-014 Cadboro Bay Area 1960's

**1921** There was no public transportation in Cadboro Bay, a trip to the city meant a long walk to the Uplands streetcar to go to town.

**1925-31** Fire insurance plans for Cadboro Bay show camps along the beach at the foot of Sinclair Road.



1981-013-011 At Cadboro Bay beach 1920s

# MOMENTS IN HISTORY



2007-171-004 View of Cadboro Bay Hotel (before 1931)

**1930's** Beach Policeman patrolled Cadboro Bay Beach, recording 30-40 fires along the beach shore.

**1940-46** Canadian Officers Training Camp (Gordon Head Army Camp) was on Finnerty Road to provide training during the war.

**1951** Frank Hobbs School was opened with 88 pupils. The Victoria Daily Colonist of November 8, 1951 carried the headline "Former School Trustee Frank V Hobbs opens \$64,000 School Bearing his Name".



Early 1900s Sinclair and CadBay Rd area  
1915 Cadboro Bay School



1980-015-258c Construction of Arbutus Outfall 1955

**1958** The newly formed Saanich Parks Department enlisted the help of Saanich Engineering to build the octopus, whale, boat and Caddy.

**1973** Goward House, originally designed for Mary and Bernard Goward in 1908. In 1973, the Gowards sold the property to Saanich. It currently serves as a senior's activity centre operated by the Goward House Society.

**1983** Subdivision began at Minnie Mountain, followed by the Wedgewood Point residential development.

**1931** Cadboro Beach Hotel burned down (August 18, 1931).

**1945** First section of Village complex on the north side of Cadboro Bay and Sinclair included 7 stores and a drugstore, dry goods, bakery and a butcher shop. Hobbs store was still at the corner on the opposite side of the road.



2009-020-021 St. Georges Church 1950

**1954** Gyro Club of Victoria partnered with the District of Saanich to turn the marsh area at the foot of Sinclair into a recreation park known as Cadboro Bay Gyro Park (4.5 acres at the time). Park included grass area, parking lot, play and picnic area.



2010-061-002 Cadboro Bay Village Station 1962

**1968-69** Hardest winter with snow on the ground from Boxing day 1968 to mid-March 1969.

**1980s** Only dogs on-leash are allowed on the beach. Early years all kinds of animals were raced on the beach at Cadboro Bay.

**1987** Saanich became the owner of Cadboro Bay Gyro Park when taxes grew too high for the Gyro Club to maintain it.



2012-041-003 Cadboro Bay Beach Hotel fire 1931



1995-004-002 Cadboro Bay Village Plaza 1965



1981-007-007 Child on Octopus Gyro Park 1965



2016-038-024k Aerial Photo Cadboro Bay Village 1974



1980-015-208a Flooding at Gyro Park 1970



1981-021-052 Gyro Park Flood 1972



1982-013-024c Goward House 1948 (built 1908)



2007-144-001 Goward House 1983 (built 1908)



## REFERENCES:

BC Geographical Names website: <http://apps.gov.bc.ca/pub/bcgnws/>  
 Bush Warren, "Locating the wreck of the Enterprise: the Evidence" article in Foghorn, Underwater Archeology Society of BC, Vol 32 No.2 Second Quarter UASBC.com  
 Jupp Ursula, "Cadboro: A Ship, A Bay, A Sea Monster 1842-1958", (Jay Editions, 1988)  
 Kiddie Grant, "Songhees Pictorial" (Royal BC Museum, 2003) available in Saanich Archives reference room or through the Greater Victoria Public Library  
 Scott Andrew, "Encyclopedia of Raincoast Place Names" (Harbour Publishing, 2009)  
 Saanich Archives Collection, Saanich News, Times Colonist, and Oak Bay News.

# DEMOGRAPHICS

## POPULATION PROFILE

With an estimated population of 4,085 people (2016), Cadboro Bay represents approximately 3.6% of Saanich's total population. Cadboro Bay has a higher proportion of residents over 55 and a lower proportion of residents under 55 than the Saanich average.

According to population projections completed for Saanich by MXD Development Strategists, the number of retirement-age (65 years and older) Saanich residents is projected to grow by 16,496 between 2011 and 2036. Conversely, the pre-retirement population is expected to decline by 3,459 people between 2011 and 2036. These broader trends are anticipated to be reflected in Cadboro Bay.

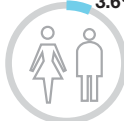
Between 2011 and 2038, the CRD is expected to grow by 94,900 people and Saanich is expected to grow by 16,500 people

## Population Count

3.6% of Saanich residents live in Cadboro Bay



Cadboro Bay

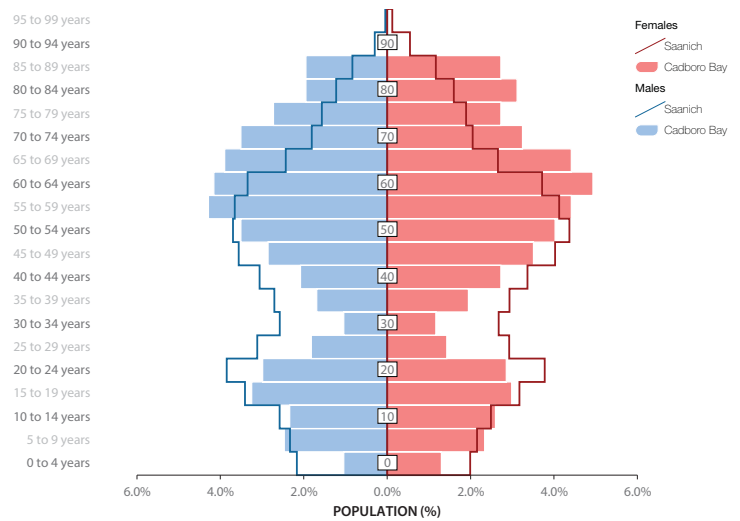


Saanich

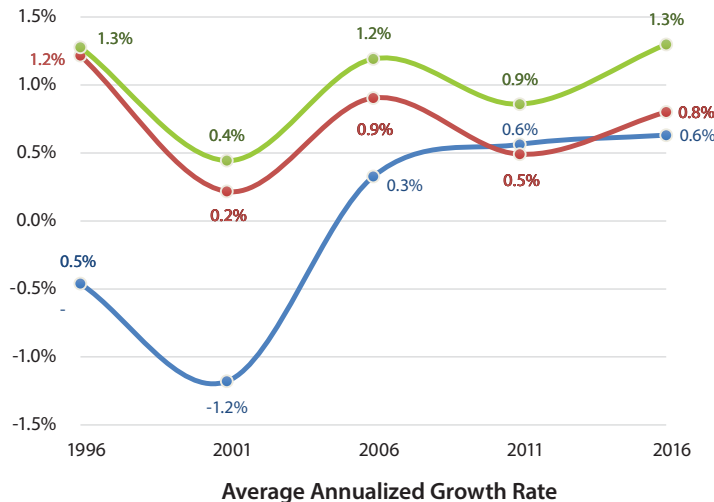
4,085

114,148

## Age Cohorts



## Population Growth



# PROCESS

## WHAT IS A LOCAL AREA PLAN?

The Cadboro Bay Local Area Plan provides a policy framework at the local level that will help guide planning and land use decisions over the next 20 to 30 years. The Plan shapes how the area will grow and change over time.

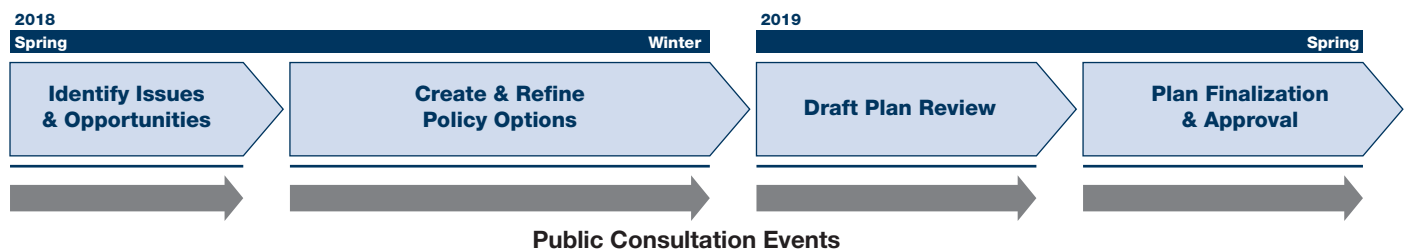
## WHY IS A LOCAL AREA PLAN IMPORTANT?

As Saanich continues to grow, the local area plan will help Cadboro Bay to proactively respond to issues and opportunities. The plan will be used to shape development and to help anticipate the community's future needs. The plan also implements the broader goals of Saanich's Official Community Plan at the local level.

**The Cadboro Bay Local Area Plan was last updated in 2002. We invite you to participate in this process!**

## HOW LONG WILL IT TAKE TO UPDATE THE PLAN?

The anticipated timeline for updating the plan is 18 months. A final plan is targeted for Council's consideration in 2019.



## HOW CAN I BE INVOLVED?

There are lots of ways to get involved. Sign up on-line for notifications and watch for upcoming speaker events, walking tours, surveys, design workshops, focus groups, and more.



[saanich.ca/cadboro](http://saanich.ca/cadboro)  
[#mycaddybay](https://twitter.com/mycaddybay)

# DEMOGRAPHICS



## Median Age



## Visible Minorities



## Average Household Size



## Median Household Income



## Low-Income Individuals



## Education (post-secondary diploma or degree)



Source: 2011 Census



# RELATED PLANS

Local Area Plans work within the District's broader policy framework. They support implementation of the District's plans and policies.



## Saanich Official Community Plan (2008)

The Official Community Plan (OCP) provides Saanich-wide vision and policy direction for environmental integrity, social well-being and economic vibrancy



## IN PROGRESS:

### Active Transportation Plan (draft)

Provides a vision, policies, and actions to guide the development of safe, attractive, and convenient active transportation options for people of all ages and abilities



### Haro Woods Management Plan (in progress)

Establishes a strategy to deal with various issues and provide guidelines for park management



### Garden Suites Study (in progress)

Explores potential regulatory changes to permit garden suites in residential neighbourhoods



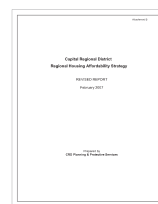
### Agriculture and Food Security Plan (draft)

Outlines a comprehensive approach to enhance food security and the long-term sustainability of Saanich's agricultural sector



### 100% Renewable and Resilient Saanich (update)

The Plan will provide direction for actions that will reduce greenhouse gas emissions by 80%, transition Saanich to 100% renewable energy, and enable adaptation to climate change impacts.



### Regional Housing and Affordability Strategy (update)

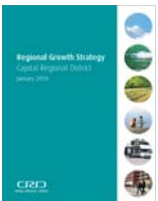
Defines the role of regional stakeholders in a vision of providing safe, adequate, and affordable housing across the housing spectrum

## ADOPTED:



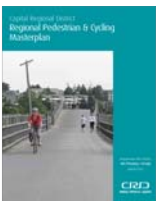
### Parks, Recreation and Culture Master Plan (2013)

Provides guidance and identifies Saanich priorities for future capital and operational initiatives



### CRD Regional Growth Strategy (2018)

Guides regional decision making on settlement patterns and other growth management issues



### CRD Regional Pedestrian and Cycling Master Plan (2011)

Identifies active transportation network priorities and provides best practice guidelines



### BC Transit Future Plan (2011)

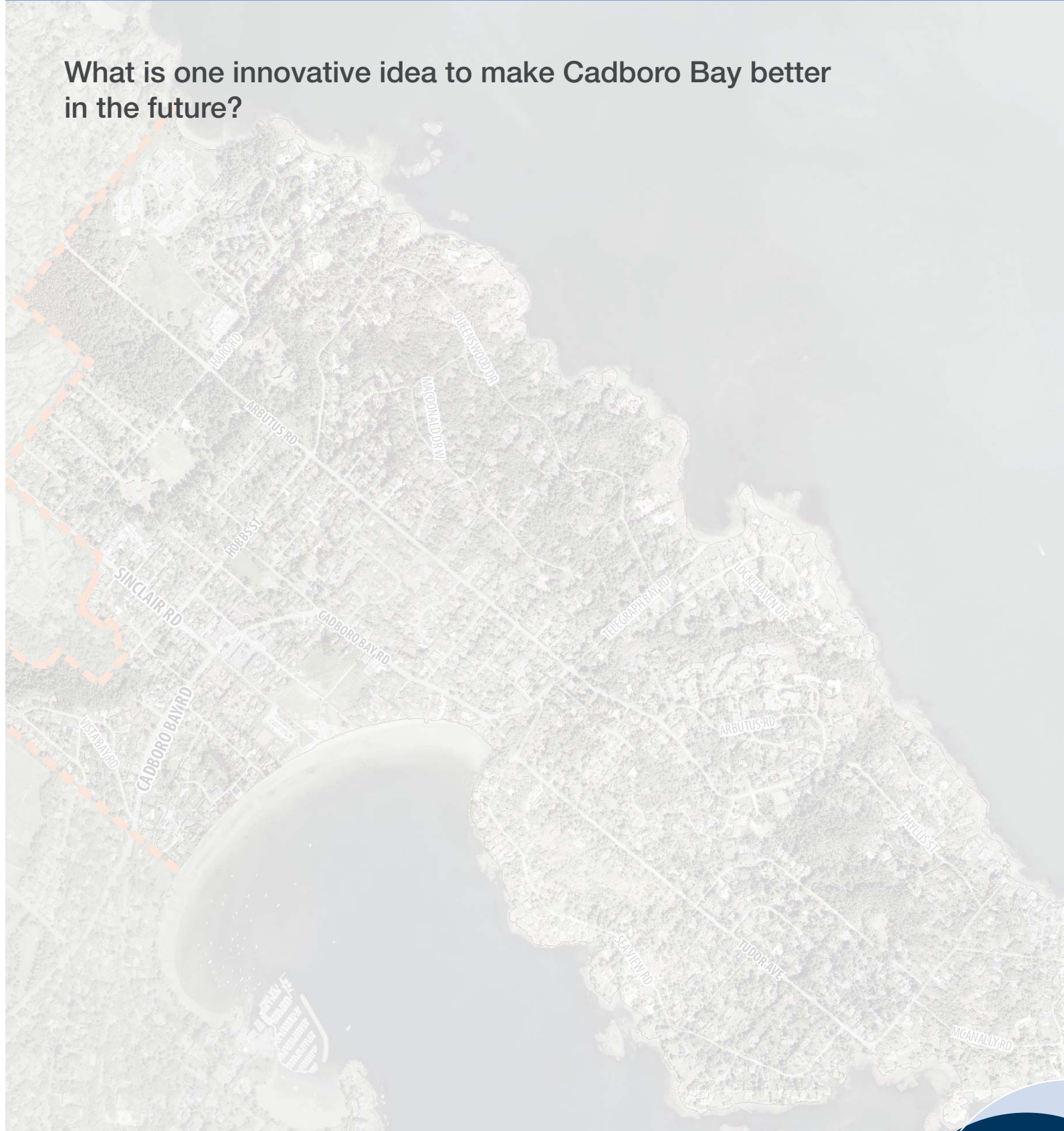
Identifies transit corridors and priorities for rapid, frequent and local transit service in the region

# VISION

It's 2038, you have been away and recently returned after 20 years.  
What do you want to see?

Describe how you envision Cadboro Bay in the future.

What is one innovative idea to make Cadboro Bay better in the future?



# DOT YOUR FAVOURITE PLACE!



	ME TOO!
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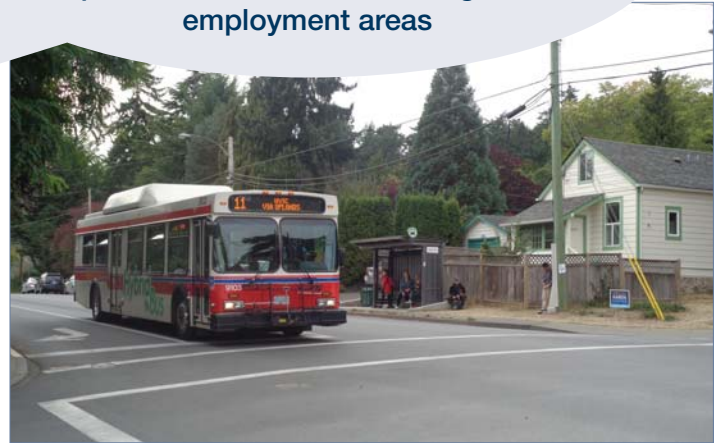
	ME TOO!
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# TRANSPORTATION

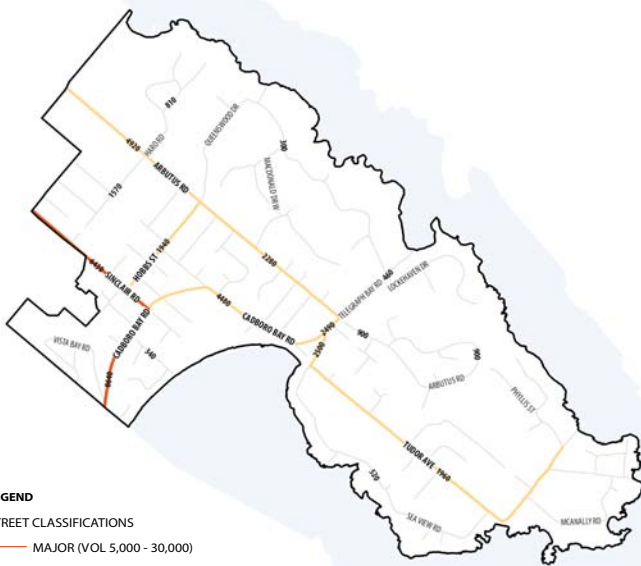
## KEY FACTS

- 70% of Cadboro Bay residents travel to work by vehicle, slightly below the Saanich average of 74%
- BC Transit is currently developing a Local Area Transit Plan for the Jubilee-UVIC area, which includes Cadboro Bay. The Plan will determine transit service and infrastructure priorities for the next 5-7 years.
- Sinclair Rd. (north of Cadboro Bay Rd.) and Cadboro Bay Rd. (west of Sinclair Rd.) are the only roads classified as Major Streets in Cadboro Bay.

Both the Official Community Plan and draft Active Transportation Plan support the prioritization of walking and cycling improvements in Centres, Villages and employment areas



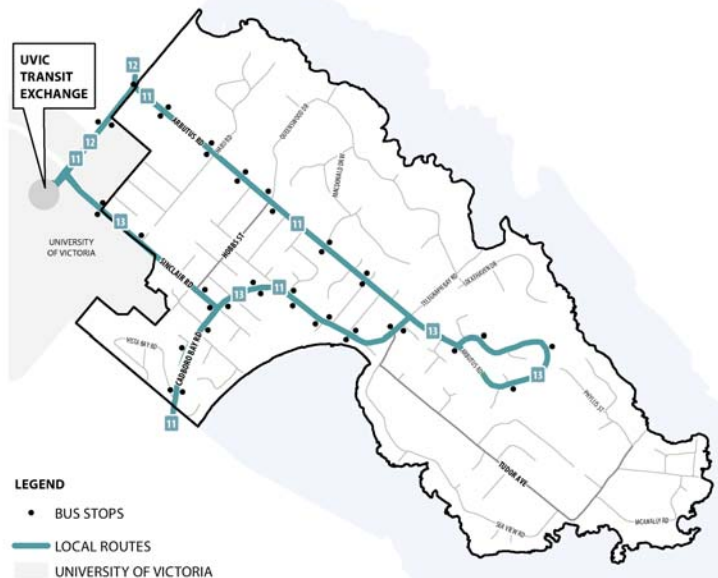
## ROAD CLASSIFICATIONS



**LEGEND**  
STREET CLASSIFICATIONS  
 MAJOR (VOL 5,000 - 30,000)  
 COLLECTOR (VOL <8,000)  
 RESIDENTIAL (VOL <3,000)

STANDARD VOLUMES BY STREET CLASSIFICATION

## TRANSIT



**LEGEND**  
 BUS STOPS  
 LOCAL ROUTES  
 UNIVERSITY OF VICTORIA

# TRANSPORTATION

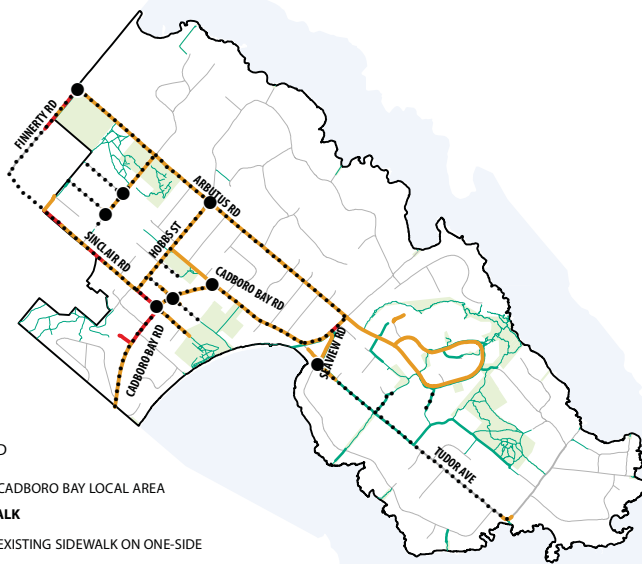
## KEY FACTS

- Long-term cycling network plans include a bike facility on Sinclair Road, in addition to a parallel bike route on local streets.
- Over 17% of Cadboro Bay residents walk or cycle to work, well above the Saanich average of 11%
- The draft Active Transportation Plan identifies priorities for sidewalk and bike route enhancements

A target for the Active Transportation Plan will be to double the proportion of trips made by walking, cycling, and transit by 2036

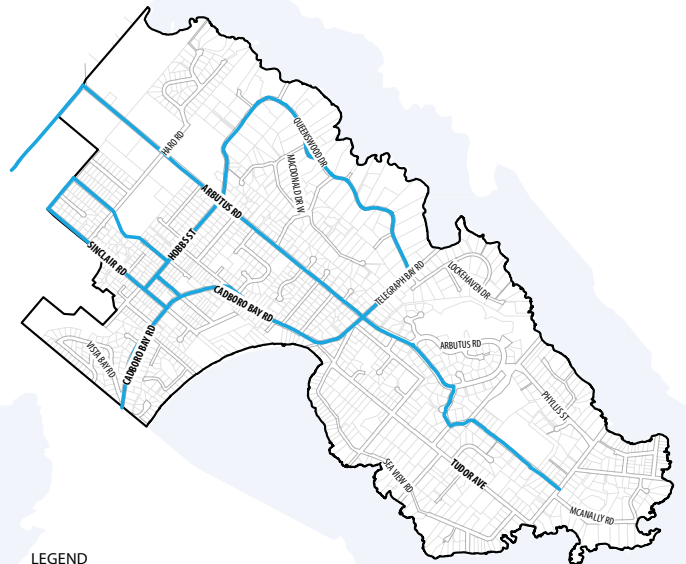


## PEDESTRIAN FACILITIES



- LEGEND
- CADBORO BAY LOCAL AREA
  - SIDEWALK**
  - EXISTING SIDEWALK ON ONE-SIDE
  - EXISTING SIDEWALK ON BOTH SIDES
  - PEDESTRIAN IMPROVEMENTS
  - TRAILS AND CONNECTORS
  - PEDESTRIAN CROSSINGS

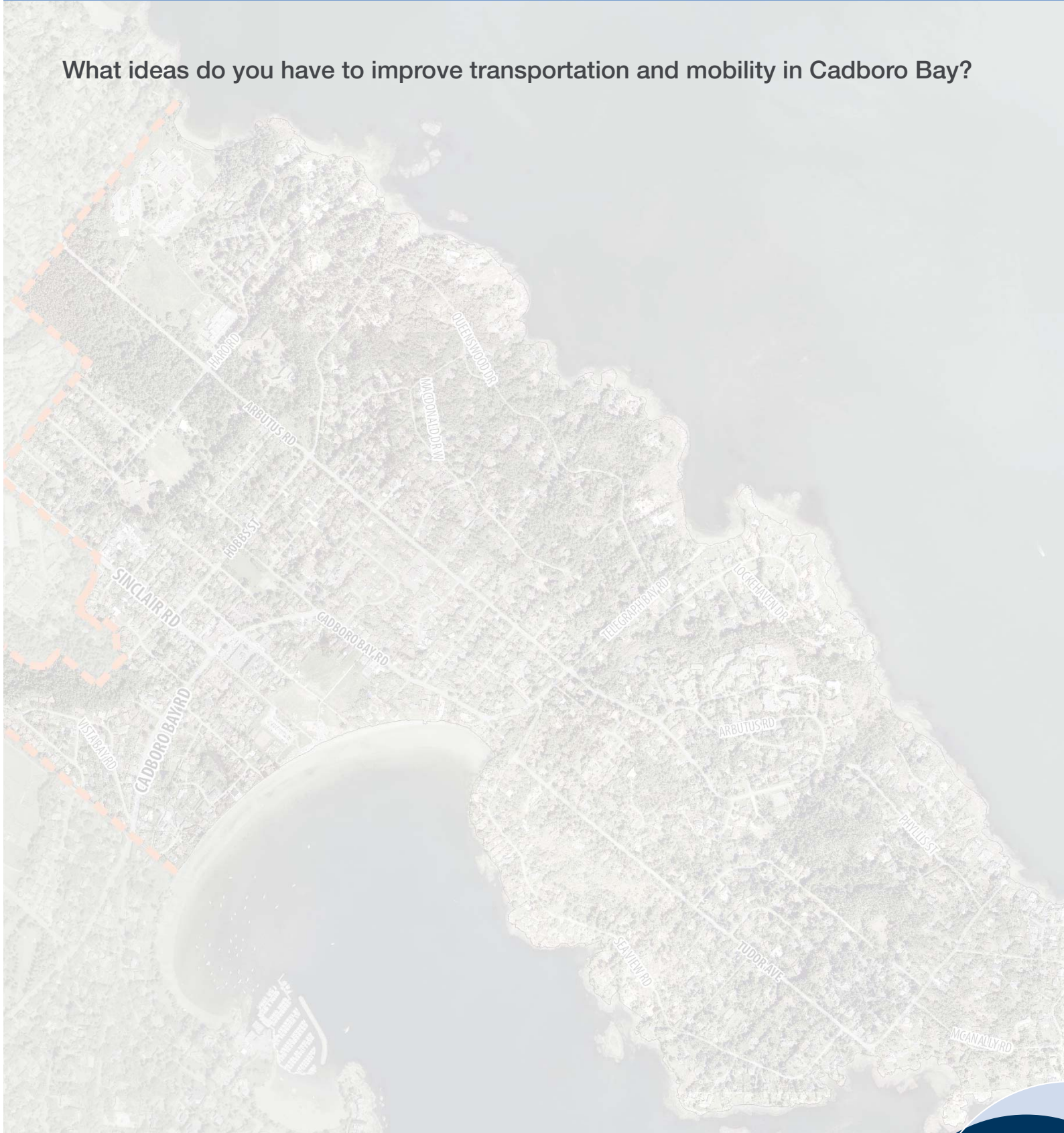
## BIKE NETWORK



- LEGEND
- BIKE NETWORK**
  - CURRENT / PROPOSED

# TRANSPORTATION

What ideas do you have to improve transportation and mobility in Cadboro Bay?



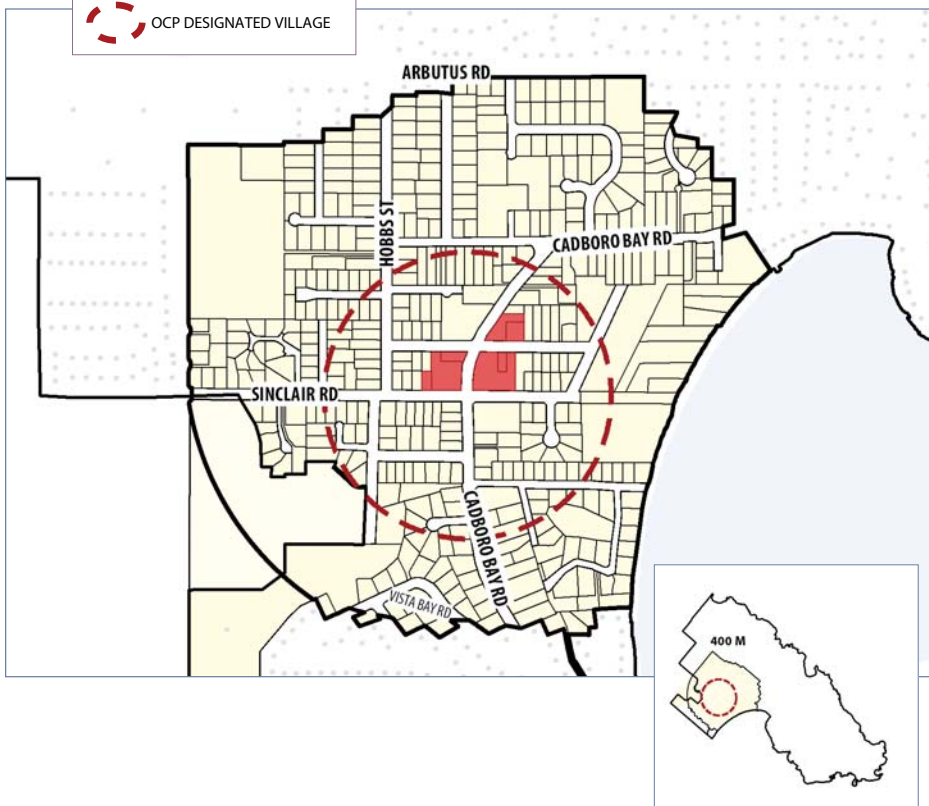
# CADBORO BAY VILLAGE

Cadboro Bay Village Centre can be described as an evolving urban village and community focal point. The Village Centre is known for its small shops, eclectic restaurants, and local village atmosphere. The Village Centre hosts where the annual Cadboro Bay Festival takes place and the popular sandcastle competition at Gyro Park.

The Village Centre includes 3,950 sq. metres (42,500 sq feet) of commercial space and 78 units of multi-family housing. The shopping centre at 3825 Cadboro Bay Rd. that includes Peppers Foods was built in 1961, while the shopping centre across the street at 2563 Penrhyn was built in 1947.



- PROPERTIES WITHIN 500M OF COMMERCIAL PROPERTY
- COMMERCIAL
- OCP DESIGNATED VILLAGE

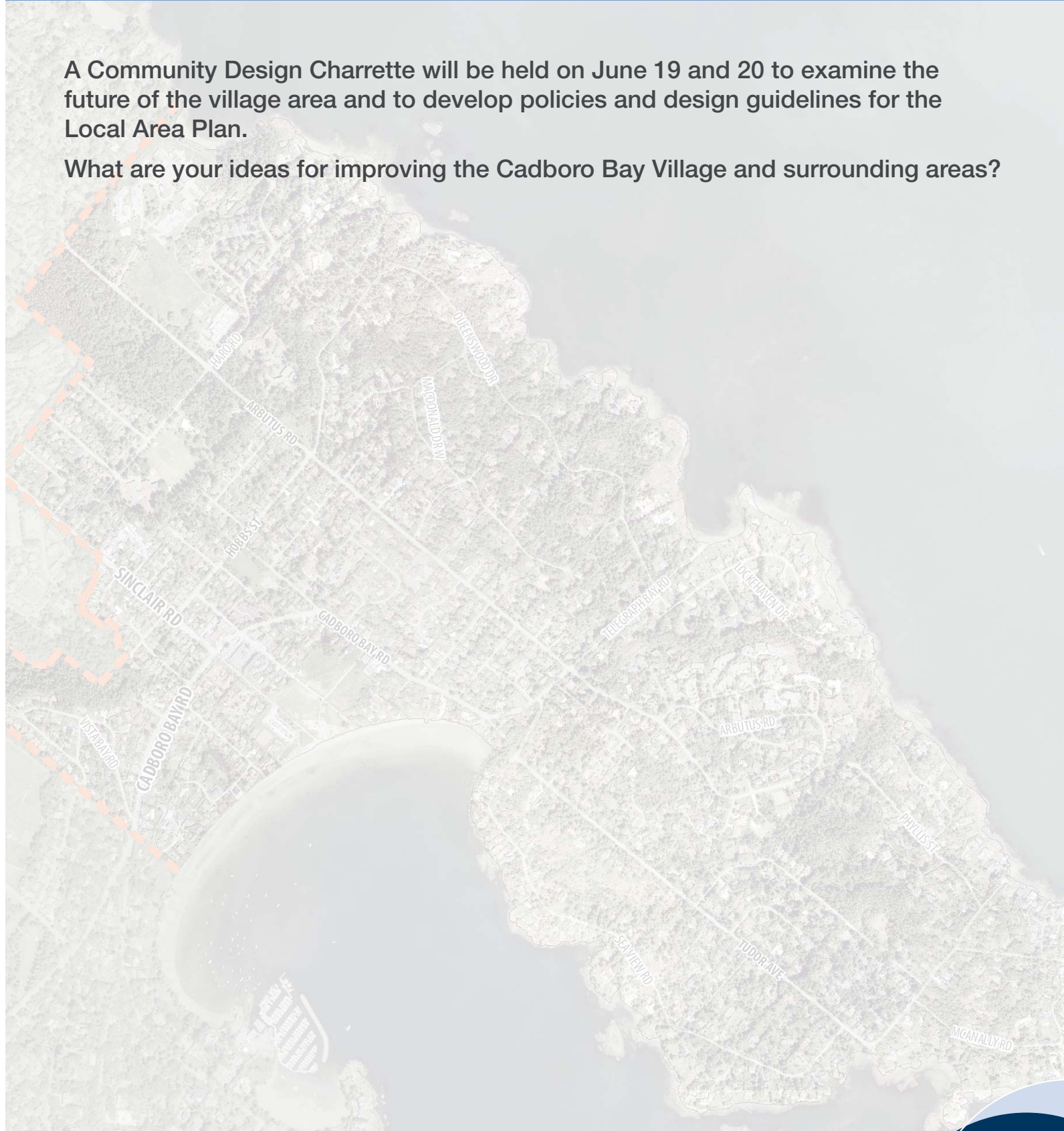




# CADBORO BAY VILLAGE

A Community Design Charrette will be held on June 19 and 20 to examine the future of the village area and to develop policies and design guidelines for the Local Area Plan.

What are your ideas for improving the Cadboro Bay Village and surrounding areas?

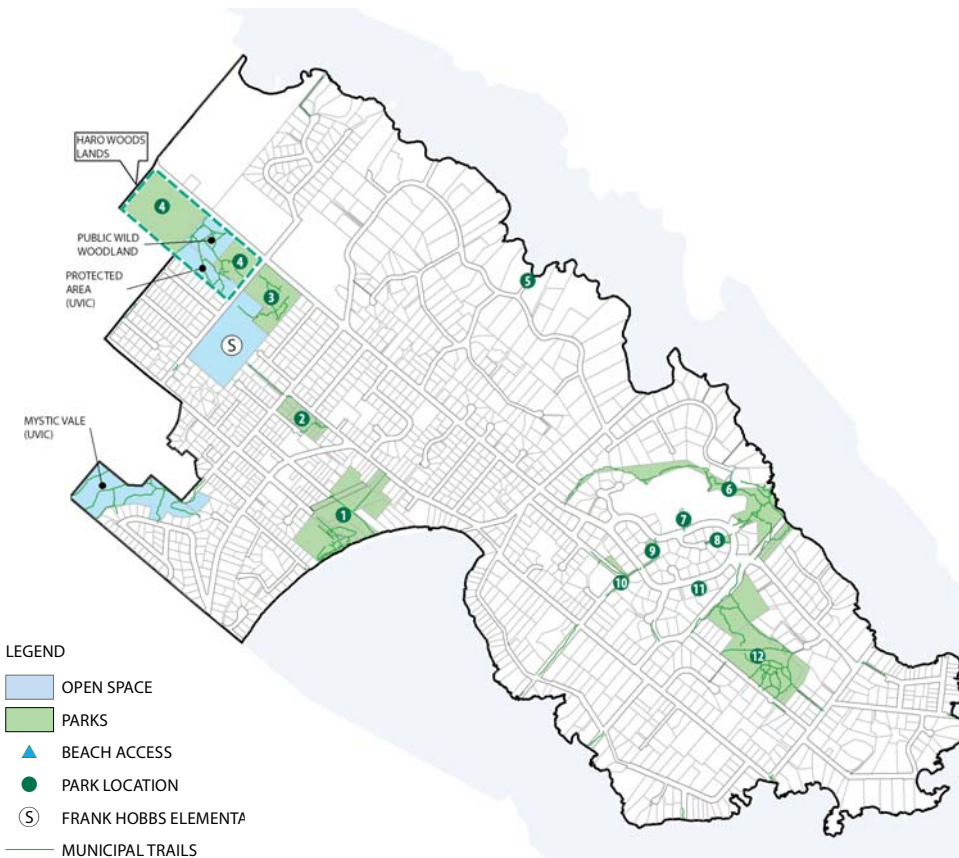


# PARKS & FACILITIES



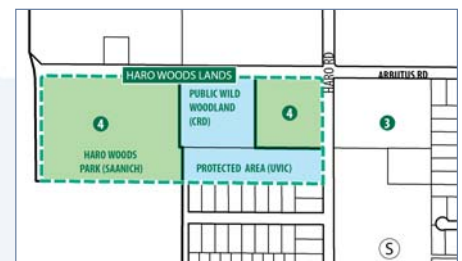
Cadboro Bay is well serviced by park space, with over 25 hectares of designated park. There are several large parks in Cadboro Bay including Cadboro-Gyro Park, Konukson Park, Phyllis Park and Goward Woodland. There are also six smaller neighbourhood parks and many beach access points within the local area. Additional open space is provided by school and institutional properties.

Currently, Saanich Parks Department is in the process of preparing a management plan for Saanich owned Haro Woods Park lands. Haro Woods property is a combination of land owned by Saanich, the CRD and the University of Victoria. Saanich Parks is working with the CRD to plan trail access between the two Saanich owned properties. In 1995 Uvic provided a covenant for the property to protect the parcel as woodland and allow public access.



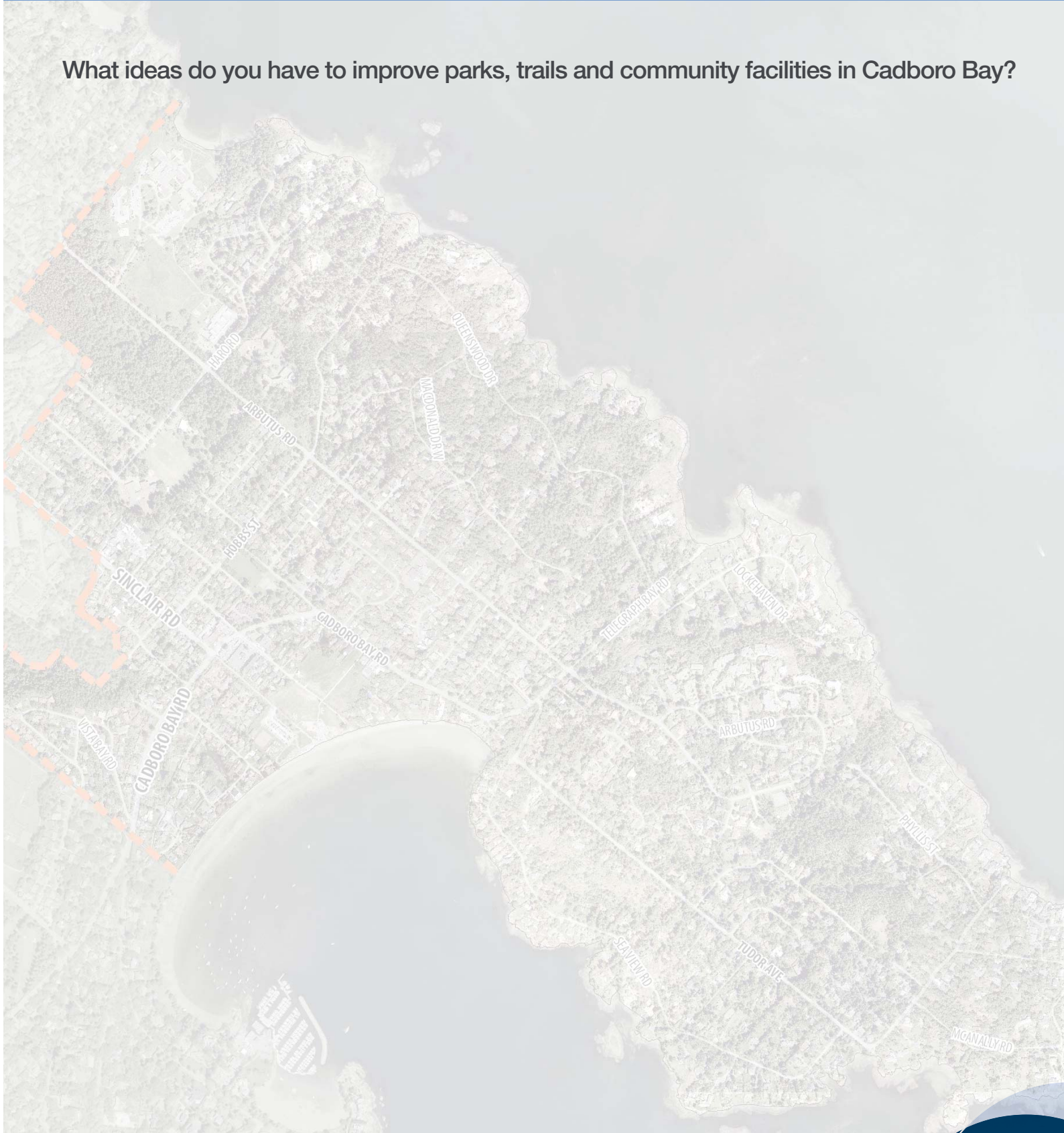
Key	Park Name	Park Type
1	Cadboro-Gyro Park	Community
2	Maynard	Neighbourhood
3	Goward	Neighbourhood
4	Haro Woods (Saanich)	Neighbourhood
5	Cranford	Neighbourhood
6	Phyllis	Neighbourhood
7	Viewpoint	Neighbourhood
8	Wedgpoint	Neighbourhood
9	Arbutus	Neighbourhood
10	Benson	Neighbourhood
11	Wedgewood [Tennis]	Neighbourhood
12	Konukson	Neighbourhood

## Haro Woods Inset



# PARKS & FACILITIES

What ideas do you have to improve parks, trails and community facilities in Cadboro Bay?



# HERITAGE



2495 Arbutus Road



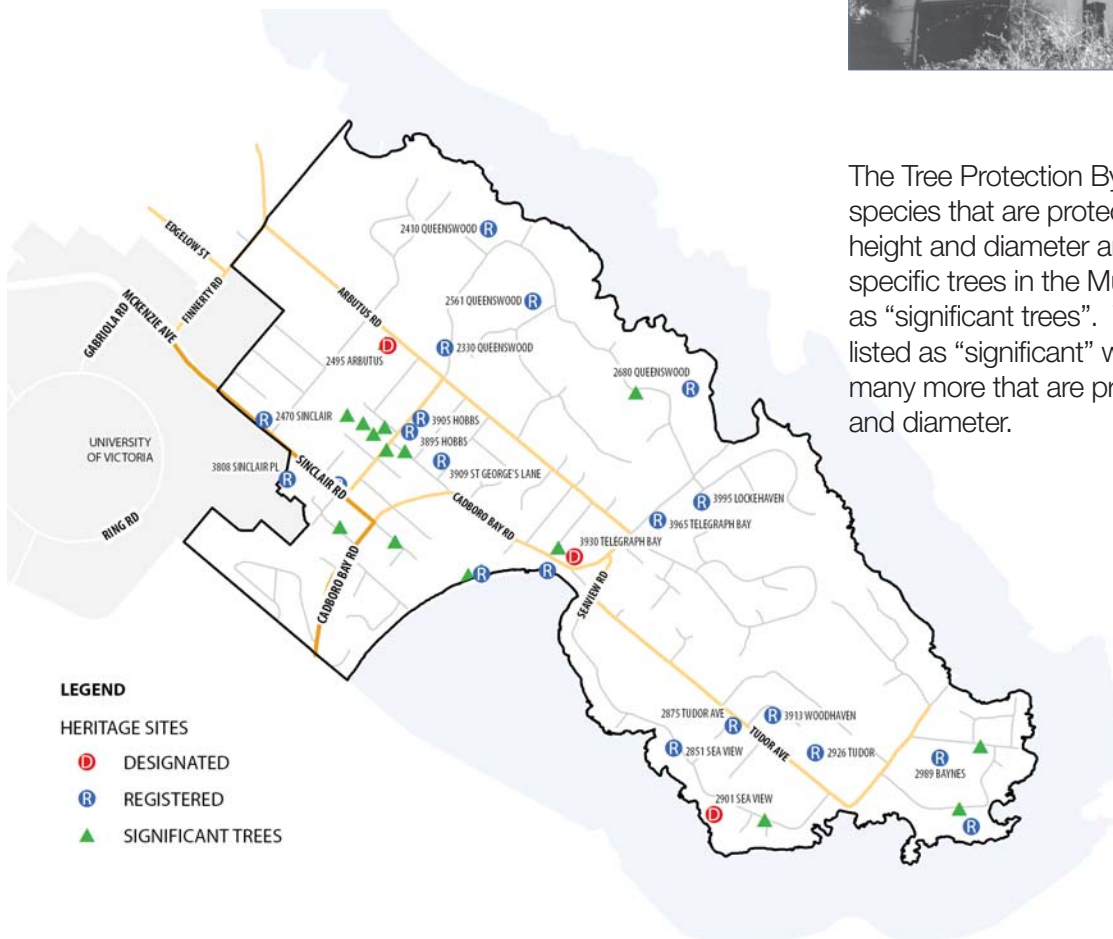
3930 Telegraph Bay Road

Cadboro Bay has approximately 24 buildings listed within the Saanich Heritage Register. The heritage register helps to increase public awareness of the history of the neighbourhood and to ensure staff and Council are aware of proposed alterations to the heritage sites or structures. Three of these properties in Cadboro Bay are protected by a Heritage Designation Bylaw. Alterations to Heritage Designated property requires a Heritage Alteration Permit authorized by Municipal Council.



2901 Sea View Road (

Percy Leonard James, 1912



The Tree Protection Bylaw No. 9272 identifies tree species that are protected if they have a certain height and diameter and the bylaw identifies specific trees in the Municipality that are protected as “significant trees”. There are fourteen trees listed as “significant” within Cadboro Bay and many more that are protected due to their species and diameter.

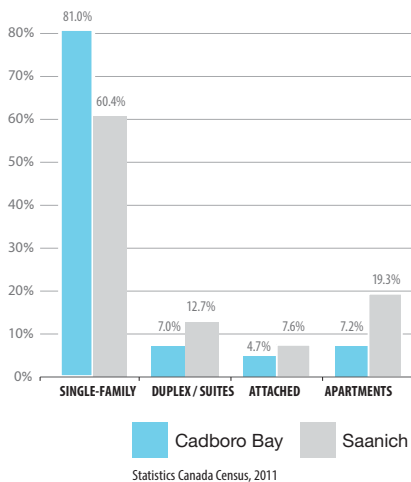
# HOUSING



## HOUSING TYPES

Single-family homes make up 81% of all dwelling units in Cadboro Bay, as compared to 60% in Saanich.

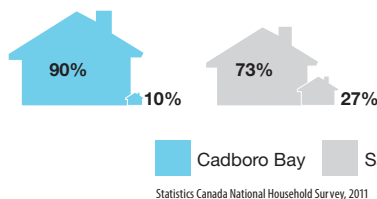
In the past 10 years, Cadboro Bay has seen the construction of 38 multi family units, 87 single family units and 21 secondary suite or duplex units. The overall trend is the reverse of Saanich as a whole, which has seen a higher proportion of multi-family units in recent years.



## RENTAL HOUSING

Cadboro Bay has a low rate of rental housing. Among all dwelling units 10% are rentals, compared to 27% in Saanich.

### Rental vs Ownership

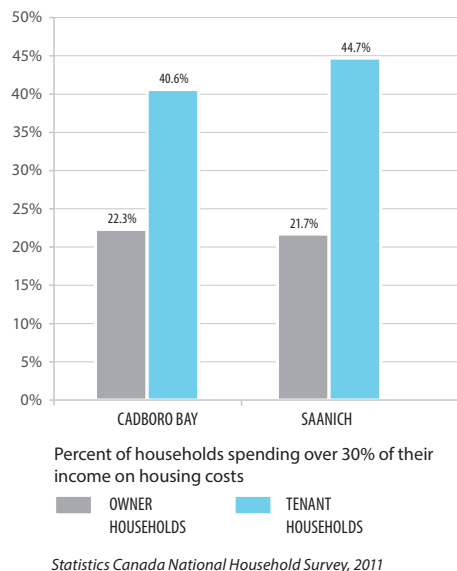


The Urban Containment Boundary is the principal tool for growth management and was formally adopted by Council in 1968

## HOUSING AFFORDABILITY

Housing is deemed unaffordable when the ratio of shelter costs to income exceeds 30%.

Among Cadboro Bay households, 28% are living beyond Statistic Canada's threshold for affordability. Renters are more greatly impacted, with 41% of renting households falling into the unaffordable definition.

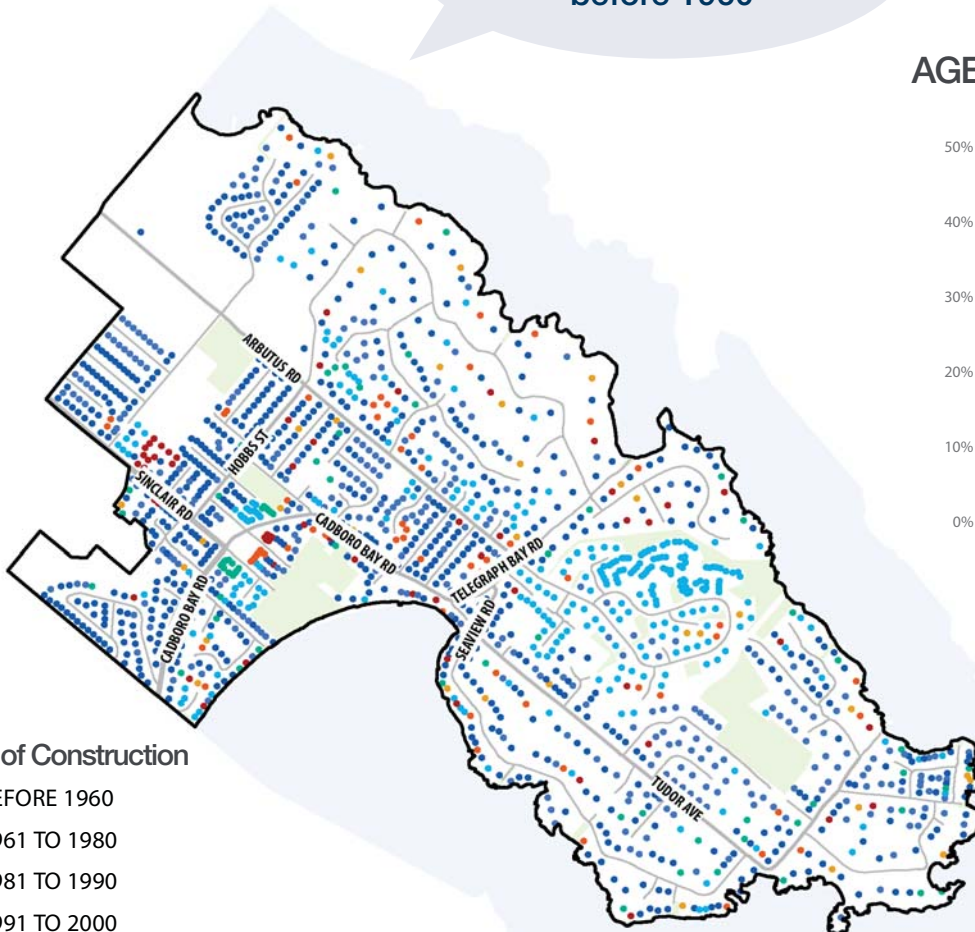
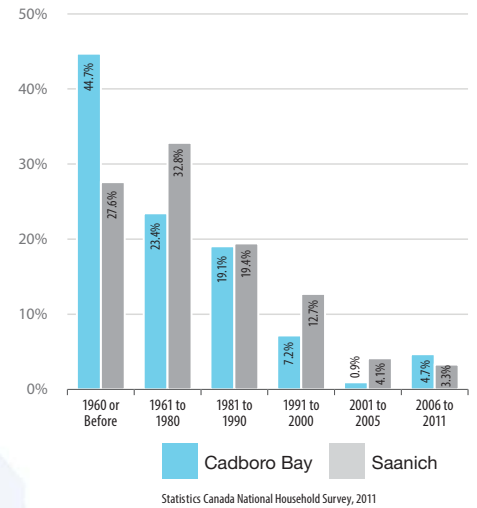


# HOUSING



45% of dwelling units in Cadboro Bay were built before 1960

## AGE OF HOUSING STOCK



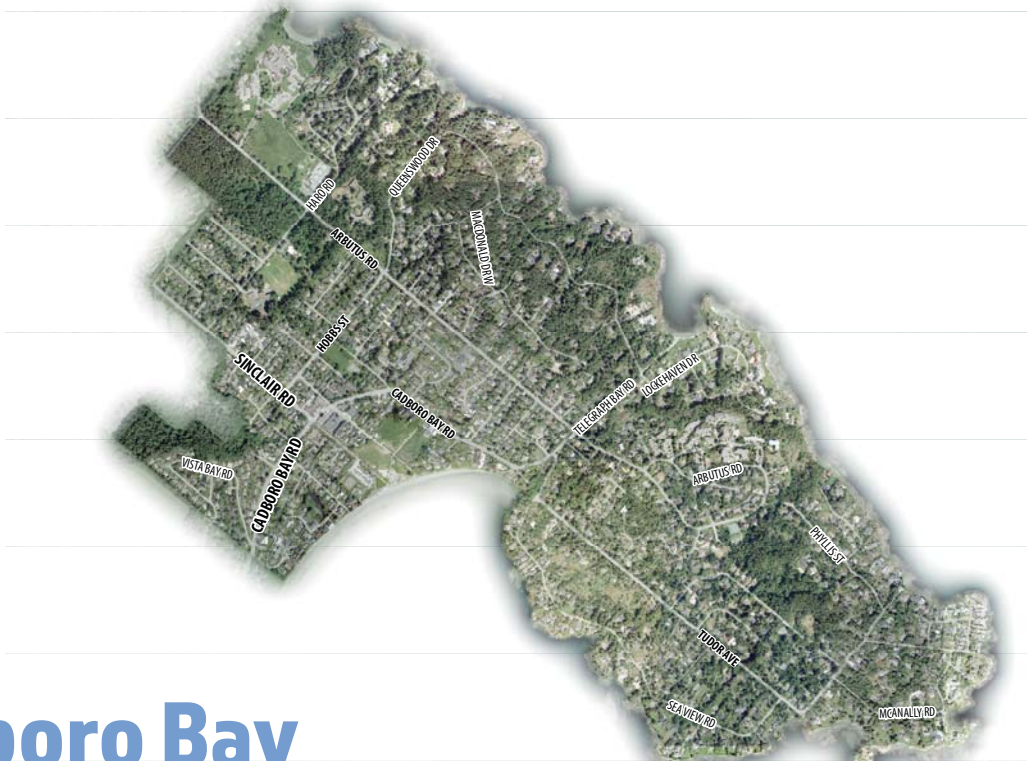
### Period of Construction

- BEFORE 1960
- 1961 TO 1980
- 1981 TO 1990
- 1991 TO 2000
- 2001 TO 2005
- 2006 TO 2011
- AFTER 2011

# HOUSING

What type of housing is most needed in Cadboro Bay?

Where could new housing be located?



# LAND USE

## EXISTING ZONING

The Saanich OCP directs that most new development be built in Villages and Centres

The Cadboro Bay Local Area is primarily characterized by single family residential dwellings on varying size lots. Multi-family dwellings are located in the Village Centre and at Ten Mile Point on Minnie Mountain. A number of commercial uses and services are concentrated in the Village Centre. Several institutions including the University of Victoria, and the Queen Alexandra Centre for Children have large land holdings in the area.



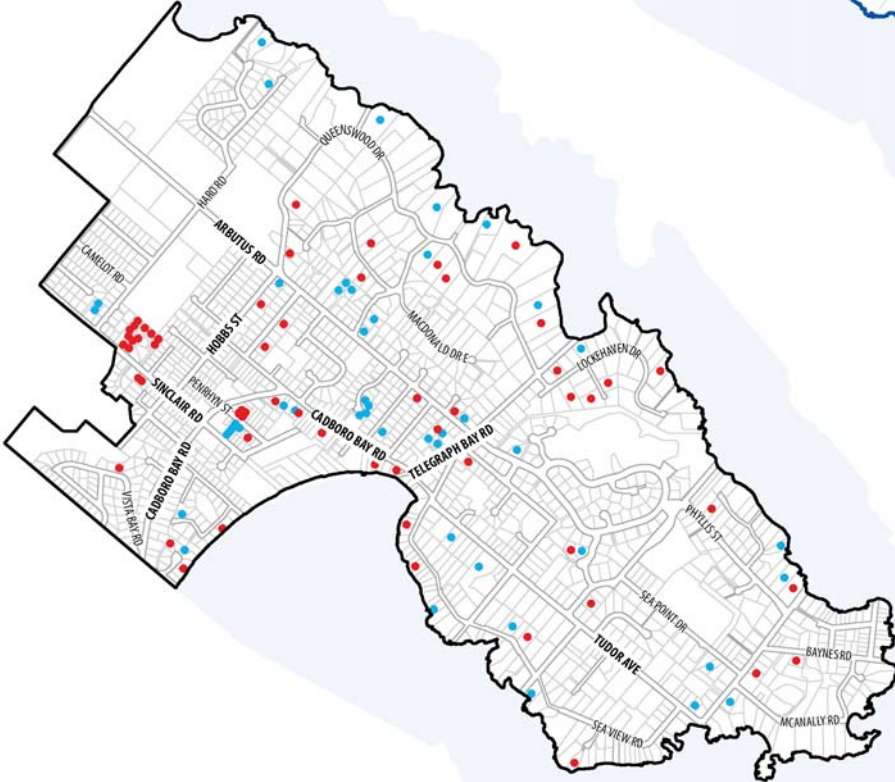


# LAND USE

## NEIGHBOURHOODS



## RECENT DEVELOPMENT ACTIVITY\*

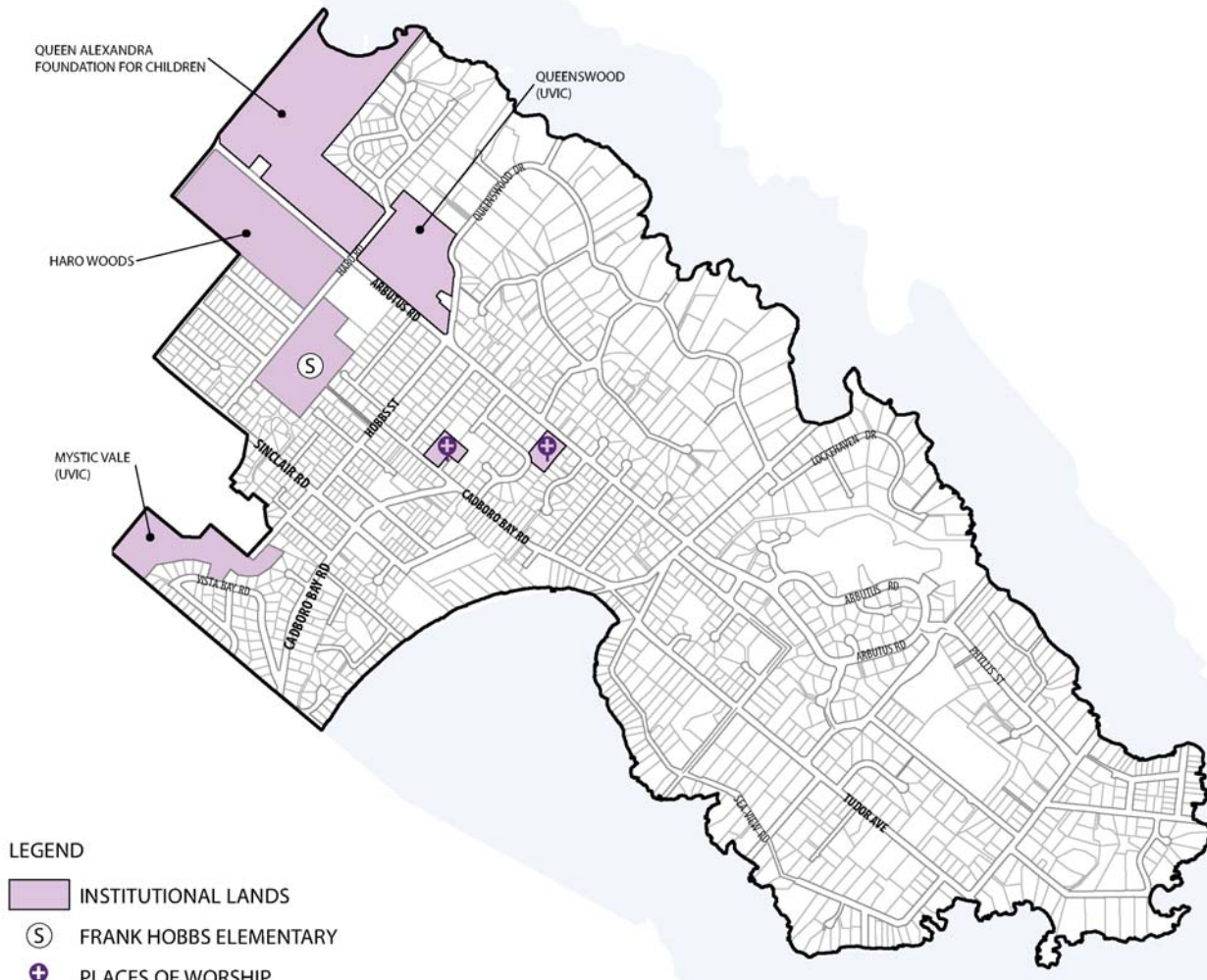


- LAST 5 YEARS
- LAST 10 YEARS

\*Development activity includes new construction and subdivision

Source: BC Assessment, 2017

# INSTITUTIONS



## LEGEND

- INSTITUTIONAL LANDS
- FRANK HOBBS ELEMENTARY
- PLACES OF WORSHIP



Arbutus Grove Children's Centre



St. Georges Church



Goward House



Queen Alexandra

# INSTITUTIONS



University of Victoria

## UNIVERSITY OF VICTORIA

UVic recognised as one of Canada's top universities. At a glance, UVic has 21,700 students.

900 faculty members, and a \$3.7 billion annual economic impact. UVic is noted to be a Gold Star performer for sustainable practices and a leader in higher education, research and innovation.

## QUEEN ALEXANDRA CENTRE FOR CHILDREN'S HEALTH - VIHA

The Centre provides specialized health care services to children and youth with physical, developmental and or emotional/behaviour challenges, and offers support to their families.

## CHILDREN'S HEALTH FOUNDATION OF VANCOUVER ISLAND

Provides support for children and youth with disabilities or health challenges and their families through fundraising, grants and programs.

## GOWARD HOUSE

Goward House is a heritage building built in 1908 and former residence of the Goward family.

It serves an activity centre for seniors providing daytime activities and events. The property includes a beautiful flowering garden and nature walking trails.



Frank Hobbs Elementary

## FRANK HOBBS ELEMENTARY SCHOOL (SCHOOL DISTRICT NO.61)

The school provides education to grades K-5. The School catchment area includes the University of Victoria student housing, Cadboro Bay up to Ten Mile Point.

## ARBUTUS GROVE CHILDREN'S CENTRE

Formerly known as Goosy Gander School. This private institution provides pre-school education programs for 3 and 4 year old children and after school care for kindergarten and grade 1 students attending Frank Hobbs Elementary.

## ST. GEORGES ANGLICAN CHURCH

In addition to its actives and services, St-George's includes The Orchard a senior's congregate housing facility which provides 20 units to both parishioners and community members. The church Community Garden includes 18 garden plots. 12 of which are available for annual rental by parishioners and community members on a first-come, first-served basis.

## CADBORO BAY UNITED CHURCH

In addition to its activities and services. The church provides community rental space used by many groups in the community for events and activities.

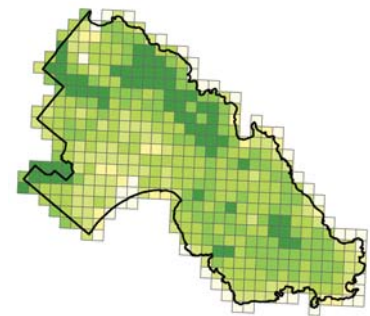
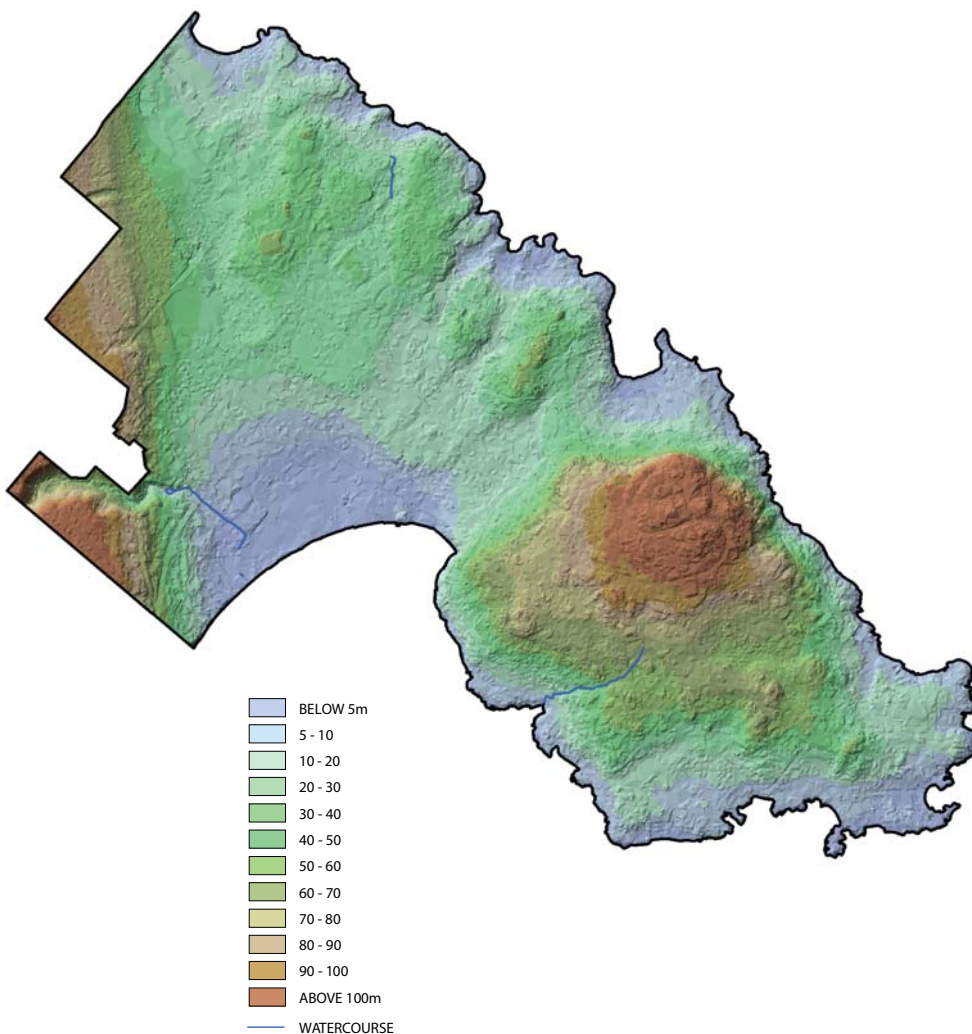
# ENVIRONMENT

The Cadboro Local Area is home to an interesting combination of ecological and physical characteristics. The dry Garry Oak ecosystems of Ten Mile Point contrast with the low-lying peat of Cadboro Bay where Hobbs Creek flows. There are relatively little freshwater resources and yet large expanses of second growth forest of Douglas-fir, Arbutus, and Garry Oak can be found. At least seven rare plants occur in the area which are indicators of viable remnant ecosystems. The marine coastline is mainly rocky with numerous pocket beaches and beach accesses.

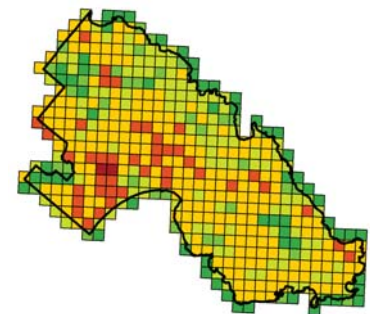
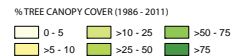
## QUEENSWOOD AND THE URBAN FOREST

Urban Forest is broadly defined in Saanich as the sum total of all trees and their associated ecosystems within the municipality. In Cadboro Bay, Queenswood, Mystic Vale, Haro Woods, Phyllis and Konuckson Parks contribute the larger forests. While most are second growth, Mystic Vale contains the only old growth forest in the area. Wetter areas have large Black Cottonwoods. Drier areas have Garry Oak woodlands and rocky openings. Significant Trees are clustered near Maynard Park which are landmarks in the community.

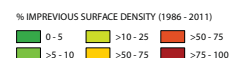
## TOPOGRAPHY



Canopy Cover



Impervious Surfaces



# ENVIRONMENT

## WATERSHEDS



## HOBBS CREEK WATERSHED

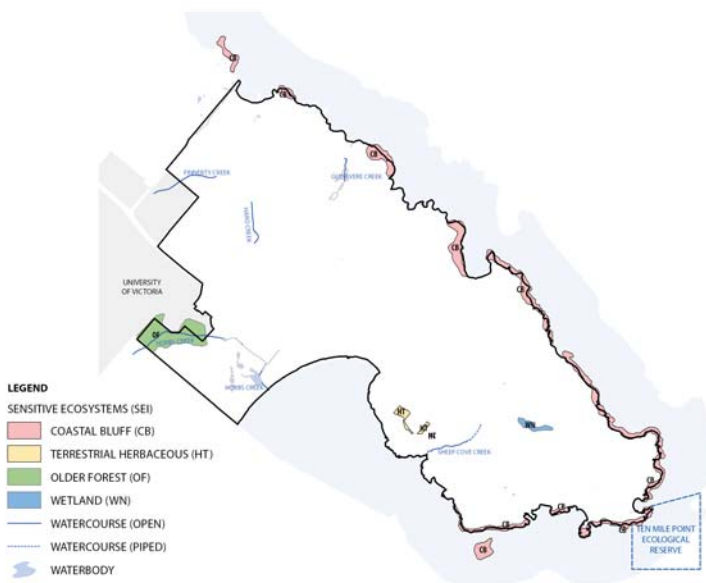
This is the only primary watershed of Cadboro Bay Local Area. Hobbs Creek headwaters are located in residential Oak Bay and the stream flows through the steep incline of Mystic Vale old growth forest and empties into Cadboro Bay. The creek is laden with sediments by the time it reaches the low-lying ponds, which have all but eliminated fish habitat, but appear not to affect the Great Blue Heron colony of Mystic Pond - perhaps the most significant colony on Vancouver Island.

## TEN MILE POINT ECOLOGICAL RESERVE & VICTORIA HARBOUR MIGRATORY BIRD SANCTUARY

The Ten Mile Point Ecological Reserve is a marine and offshore environment that supports a diverse and productive array of species and habitats. Gulls, cormorants, and shorebirds inhabit this area, as well as seals, otters, lichen, mollusks, crustaceans, and more. This unique area includes approximately 450 m of intertidal shoreline, extending seaward for 300-400 m.

The Victoria Harbour Migratory Bird Sanctuary includes and extends over the Ten Mile Point Reserve, Cadboro-Gyro Park, and along the coastline towards Macaulay Point. This sanctuary supports and protects important habitat for birds and wildlife, including the rare and endangered plants of the Garry oak associated ecosystems, Olympia Oysters, Northern Abalone and Southern Resident Orcas.

## ENVIRONMENTALLY SENSITIVE AREAS



## RARE SPECIES AND ECOSYSTEMS

Cadboro Bay is located within the provincially rare Coastal Douglas-fir Zone. Along with the heavily wooded Douglas-fir, Arbutus and Garry Oak forests, this Zone contains other rare ecosystems such as Coastal Bluff. The Coastal Bluff ecosystem, which is along a majority of this local area's coastline, is very unique, sensitive, and provides habitat characterized by shallow soil and sparse vegetation. The diverse set of plants and animals that inhabit these areas are specialized and adapted to the harsh environment of crashing waves, tides, winds, and salt spray.

# ENVIRONMENT



## SHARE WITH US

1. What environmental features do you value most in Cadboro Bay?

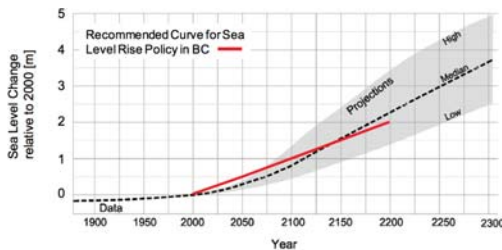
# SUSTAINABILITY

**Saanich has committed to become a 100% Renewable Energy Community and to reduce community greenhouse gas (GHG) emissions by 80% by 2050**

Adapting to the impacts of climate change is a key component of planning in Saanich. As a coastal community, Cadboro Bay needs to prepare for sea level rise and potential impacts related to flooding, erosion, and ecosystem health.

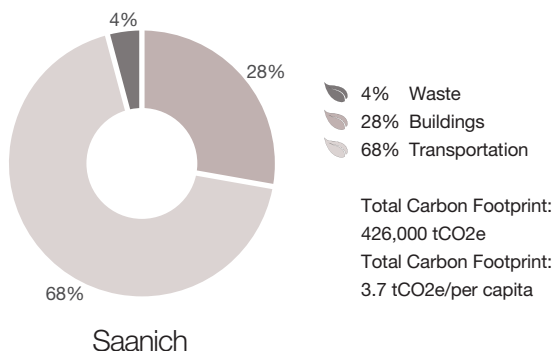
## SEA LEVEL RISE

Provincial guidance is to plan for 1 metre of sea level rise by 2100. More studies are needed to understand impacts and appropriate responses in Saanich, but an initial study by the Capital Regional District indicates that Gyro Park and surrounding homes may experience inundation.



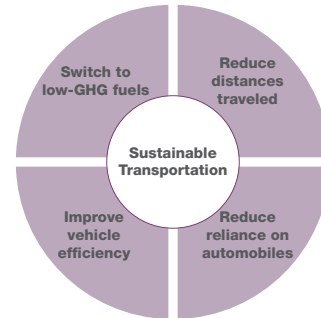
## GREENHOUSE GAS (GHG) EMISSIONS

The majority of Saanich's emissions are from transportation, followed by buildings, and a small proportion from waste. There are also climate impacts from the products we consume, such as our food and clothing, that are not captured by the Territorial Inventory.



## SUSTAINABLE TRANSPORTATION

Achieving Saanich's targets in this area will require that more people walk, cycle and take transit, as well as a near-universal uptake of electric vehicles (EVs) or other zero-emission technology for personal transportation.



## OIL TANKS IN SAANICH

As many as 20% of detached and duplex homes in Cadboro Bay are heated with oil, and their replacement will lead to significantly lower GHG emissions, reduced risk of oil spills, and monthly cost savings for homeowners.



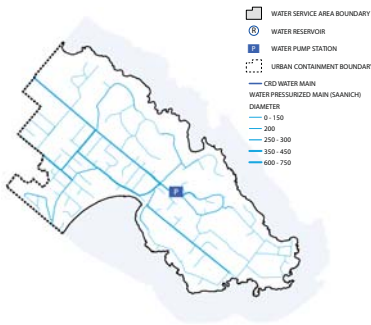
## BC ENERGY STEP CODE

The BC Building code will require "net-zero ready" buildings by 2032 — meaning buildings that are so efficient that they have very low energy needs, and can produce all their energy on site.



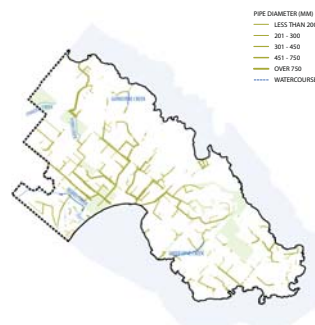
# INFRASTRUCTURE

Saanich was incorporated in 1906. Its age is reflected in the state of the underground infrastructure. This section provides an overview of the water distribution, sanitary sewer and storm drainage networks.



## WATER

Saanich drinking water is supplied from Sooke Lake through the Capital Regional District (CRD) water transmission system to the Mount Tolmie reservoir from where the Cadboro Bay local area is supplied through a system of transmission mains, pressure reducing valves and pressurized pipes. In Cadboro Bay, more than 50% of the watermains are entering their mid-life cycle age (i.e. 40 years). A number of recent replacements have taken place to bolster the system functionality, with the majority of pipes projected for replacement beyond the 2035 horizon.

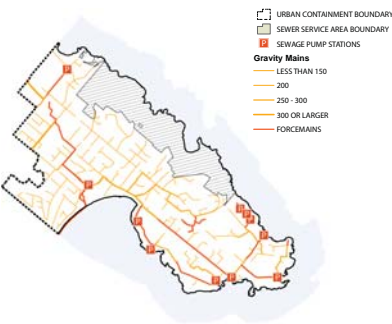


## STORM DRAINAGE

Rainwater is currently being collected and conveyed through a series of municipal ditches, culverts and enclosed pipes for discharge to the ocean at outfalls. The most western portion of the Cadboro Bay local area forms part of the greater watershed for Mystic Vale - Hobbs Creek.

The storm drainage infrastructure is aging (20% is more than 40 years old) and becoming degraded in some places. System capacity varies across the local area. Many of the more rural roads have lost their ditch infrastructure to inconsistent applications of closed pipes constructed randomly over decades. Further challenges to the system in this area are the potential for sea level rise and the increasing intensity and frequency of rainfall events as per the latest CRD climate change models. The slopes adjacent to Cadboro Bay Road in the vicinity of the Oak Bay/Saanich border to Maynard Street are known to have high groundwater and underground springs that can surface when affected by rainfall events.

Saanich continues to embody sustainable development through the application of green infrastructure and onsite stormwater management initiatives for water quantity and quality control.



## SEWER

The Cadboro Bay neighbourhood is serviced through a system of sewage pump stations, forcemains and gravity sewer pipes owned and operated by Saanich. This system is integral to the greater municipal network collecting approx. 60% of the District's wastewater prior to entering the Capital Regional District system at the Penrhyn pump station which conveys the wastewater through to the municipalities of Oak Bay and Victoria to its final destination of Clover Point; the future site of the CRD sewage treatment facility.

The sewer system was established in the 1960's by the Sewer Service Boundary; in Cadboro Bay, the boundary encompasses approx. two thirds of the Local Area. Properties along the foreshore of Telegraph Cove (Queenswood Drive and Lochhaven Drive) remain outside of the service area but are within the Urban Containment Boundary. System capacity indicates adequate capacity through the 2036 horizon based on the development and growth assumptions, except for a section near Lauder Road.



## THANK YOU!

Thank you for attending today's open house. Your input will help create the community vision and inform the development of the Cadboro Bay Local Area Plan. A full summary of public input from the open house and survey will be available this summer.

Future opportunities to be involved in more detailed discussions on issues and ideas identified in these initial stages of the process will be available. Stay tuned for details!

## HOW TO STAY ENGAGED

1. Sign up for notifications on future events and engagement opportunities at [saanich.ca/cadboro](http://saanich.ca/cadboro)
2. Complete a survey at [saanich.ca/cadboro](http://saanich.ca/cadboro)
3. Participate in one of our upcoming events

## QUESTIONS

If you have questions, please speak to a Saanich person, or contact the project manager, Silvia Esposito at (250) 475-5494 ext. 3404 or at [silvia.esposito@saanich.ca](mailto:silvia.esposito@saanich.ca).

## UPCOMING EVENTS

### Cadboro Bay Village Design Charrette

June 19 and 20

Details coming soon. Sign up for notifications!

### Cadboro Bay Topic Workshops

Fall 2018

### Other Events Coming Soon

Stay involved

Keep an eye on [saanich.ca/cadboro/](http://saanich.ca/cadboro/)

# saanich.ca/cadboro

## #mycaddybay

