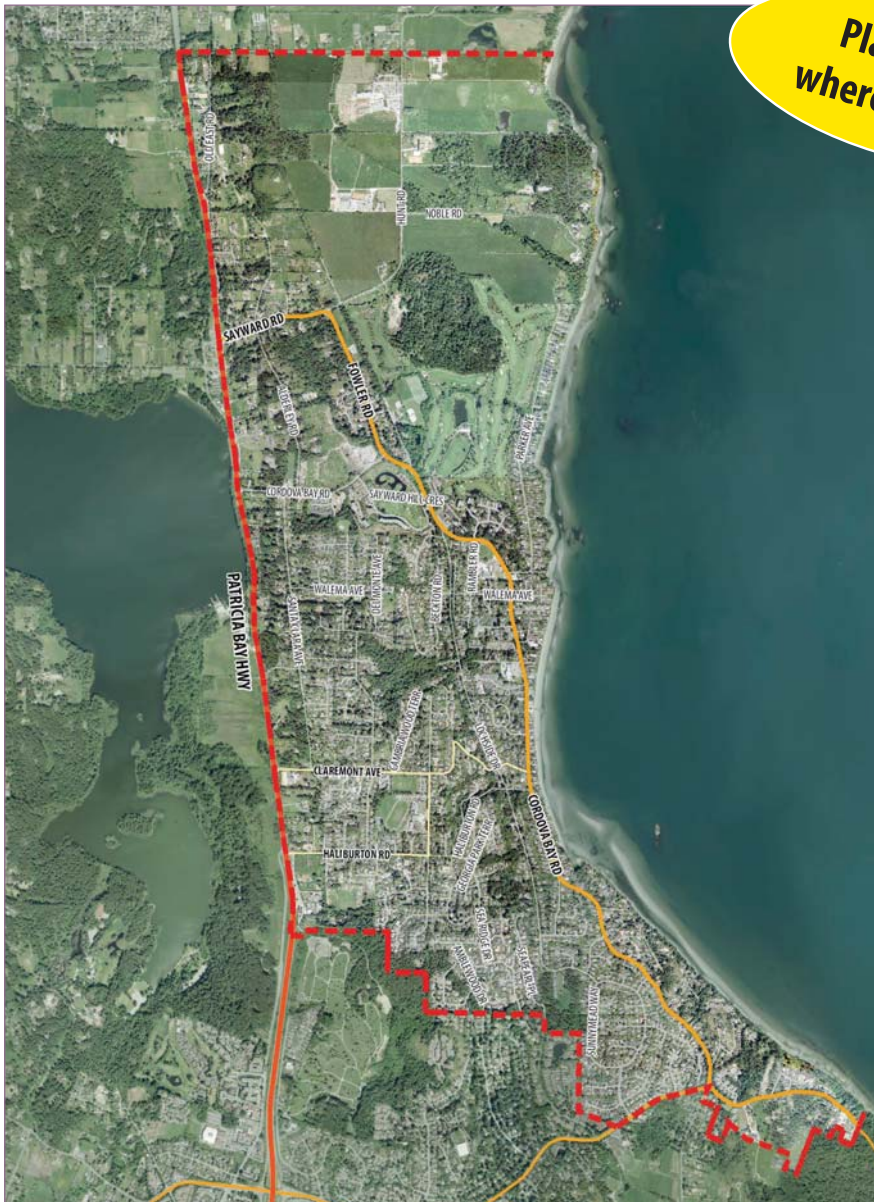


Welcome!



Place a dot
where you live!

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 Cordova Bay.

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

Visit saanich.ca/cordova to register for notifications and to **fill out a survey.**

WHAT IS A LOCAL AREA PLAN?

The Cordova Bay Local Area Plan provides a policy framework that will 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 Cordova 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 Cordova Bay Local Area Plan was last updated in 1998. We invite you to participate in this process!

HOW LONG WILL IT TAKE TO UPDATE THE PLAN?

The timeline for updating the plan is 18 months. A final plan is targeted for Council's consideration in Spring 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/cordova

Cordova Bay came to be named by Spanish explorers in 1790 after the 46th Viceroy of New Spain, Don Antonio Maria Bucarelli y Ursua Henestrosa Lasso de la Vega Villacis y Cordova

Centuries prior to European settlement, Coast Salish people occupy the Saanich peninsula. **ƆESTEUWEC** is the name given to Cordova Bay by the **WSÁNEĆ** people.



Sources
Saltwater People, as told by Dave Elliott Sr.
Sea Lake, by Anne Pearson



1790 – Manuel Quimper, Spanish navy, charts the southern tip of Vancouver Island and names Esquimalt Harbour “Puerto de Cordova”

1842 – The Hudson Bay Company transfers the name Cordova Bay to its present location

1851 – Governor James Douglas extinguishes the native rights of the Chekonein people and opens lands for settlement as a Crown colony



1880s – First permanent settlers: Touet, Carmichael, Norris, and Revans

1890 – Most of the east Ridge is logged of Douglas-fir and red cedar



1898 – Earliest recorded discoveries of ice-age mammoth specimens on Vancouver Island at Cordova Bay gravel pit

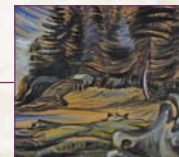
1916 – The Patricia Bay rail line completed, along what is now Lochside Trail, with a station at Haliburton Road



1919 – George McMorran’s Canuck Tea Rooms opens



1927 – Ballroom opens at McMorran’s beginning decades of popular dances



1931 – Emily Carr paints “Shore and Forest” of Cordova Bay beach

1942 – Plane from Pat Bay Air Station accidentally drops 5 bombs on Cordova Bay

1946 – Subdivision begins on east Ridge

1950 – Fable Cottage constructed



1953 – Cordova Bay Community Hall is built



1958 – Bill Mattick opens road-side farm stand

1960 – Opening of Cordova Bay Seaview Plaza



1962 – Claremont School opens

1979 – St. David Anglican Church constructed



1981 – Sewer servicing of Cordova Bay begins

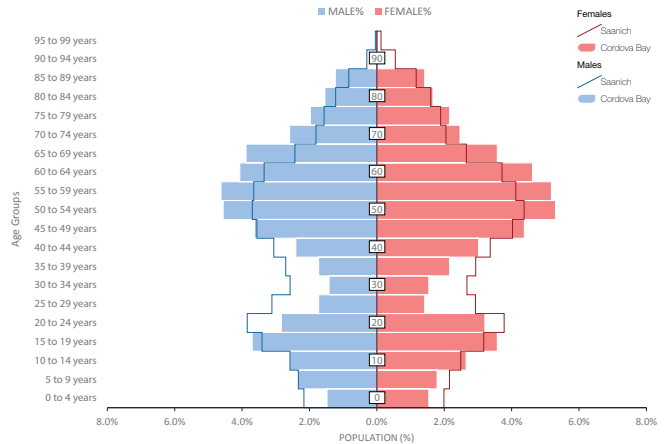
POPULATION PROFILE

With an estimated population of 8,383 people (2016), Cordova Bay represents approximately 7% of Saanich's total population. Cordova Bay has a higher proportion of people between 50 and 80 years. The proportion of residents 20 to 40 years is lower 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 Cordova Bay.

Overall, Cordova Bay households are more likely to include children living at home and a higher household income than the Saanich average

Age Cohorts

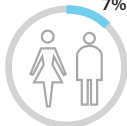


Population Count

7% of Saanich residents live in Cordova Bay



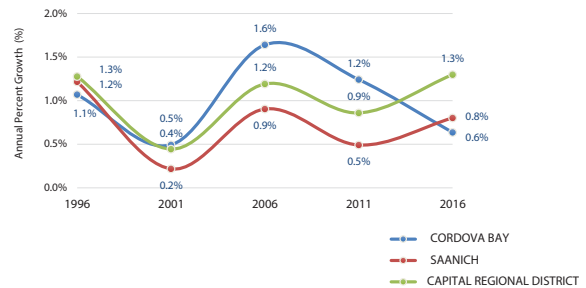
Cordova Bay



Saanich



Population Growth



Median Age



Cordova Bay



Saanich

Median Household Income



Cordova Bay



Saanich

Visible Minorities



Cordova Bay



Saanich

Low-Income Households



Cordova Bay



Saanich

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

ADOPTED:



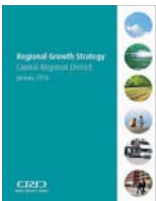
Saanich Official Community Plan (2008)

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



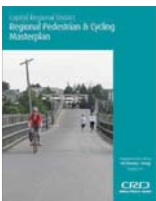
Parks, Recreation and Culture Master Plan (2013)

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



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



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



Agriculture and Food Security Plan (draft)

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



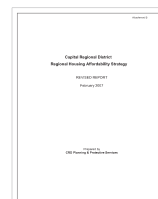
100% Renewable and Resilient Saanich (update)

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.



Garden Suites Study (in progress)

Explores potential regulatory changes to permit garden suites in residential neighbourhoods

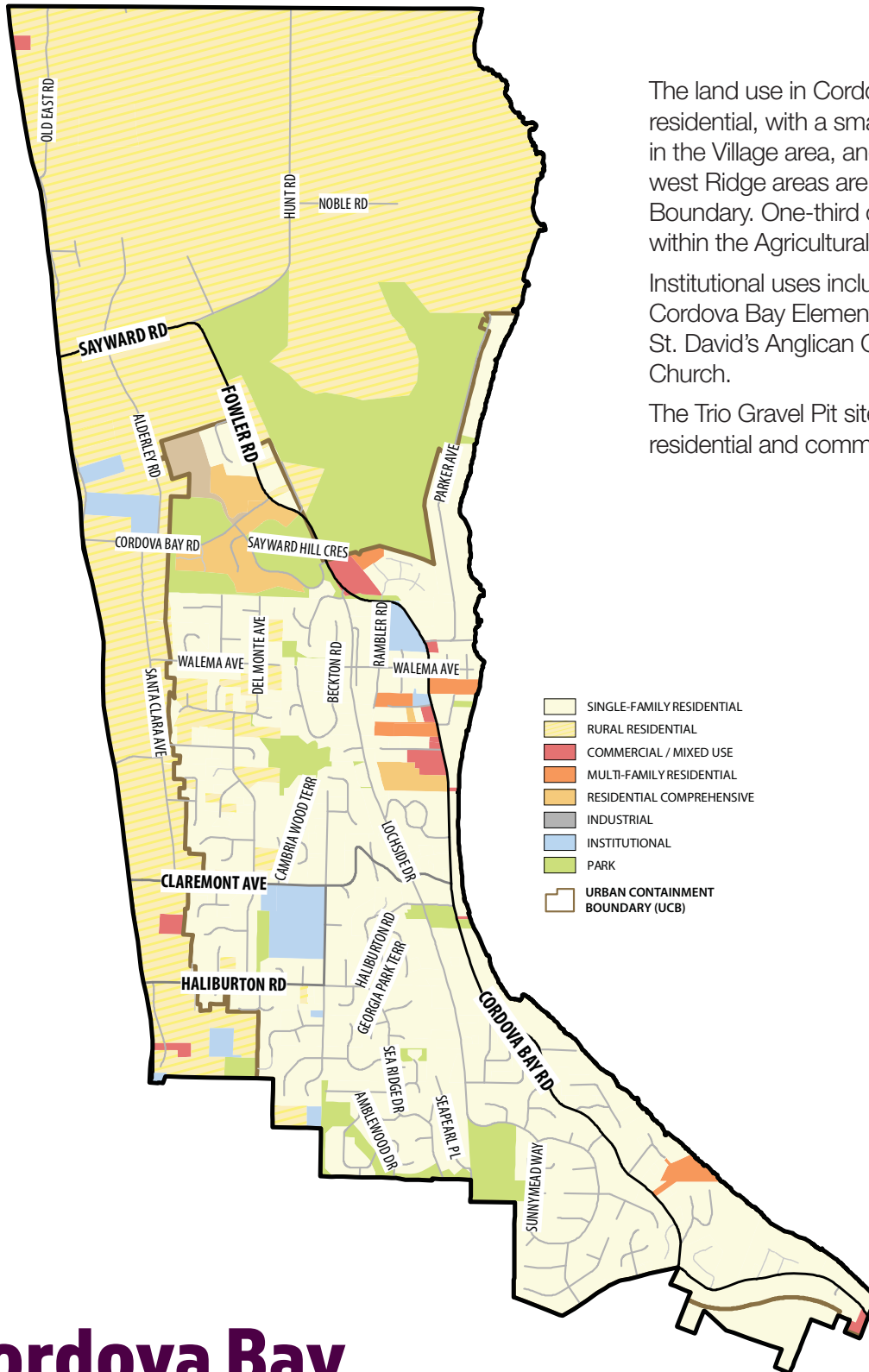


Regional Housing and Affordability Strategy (update)

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

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

EXISTING ZONING

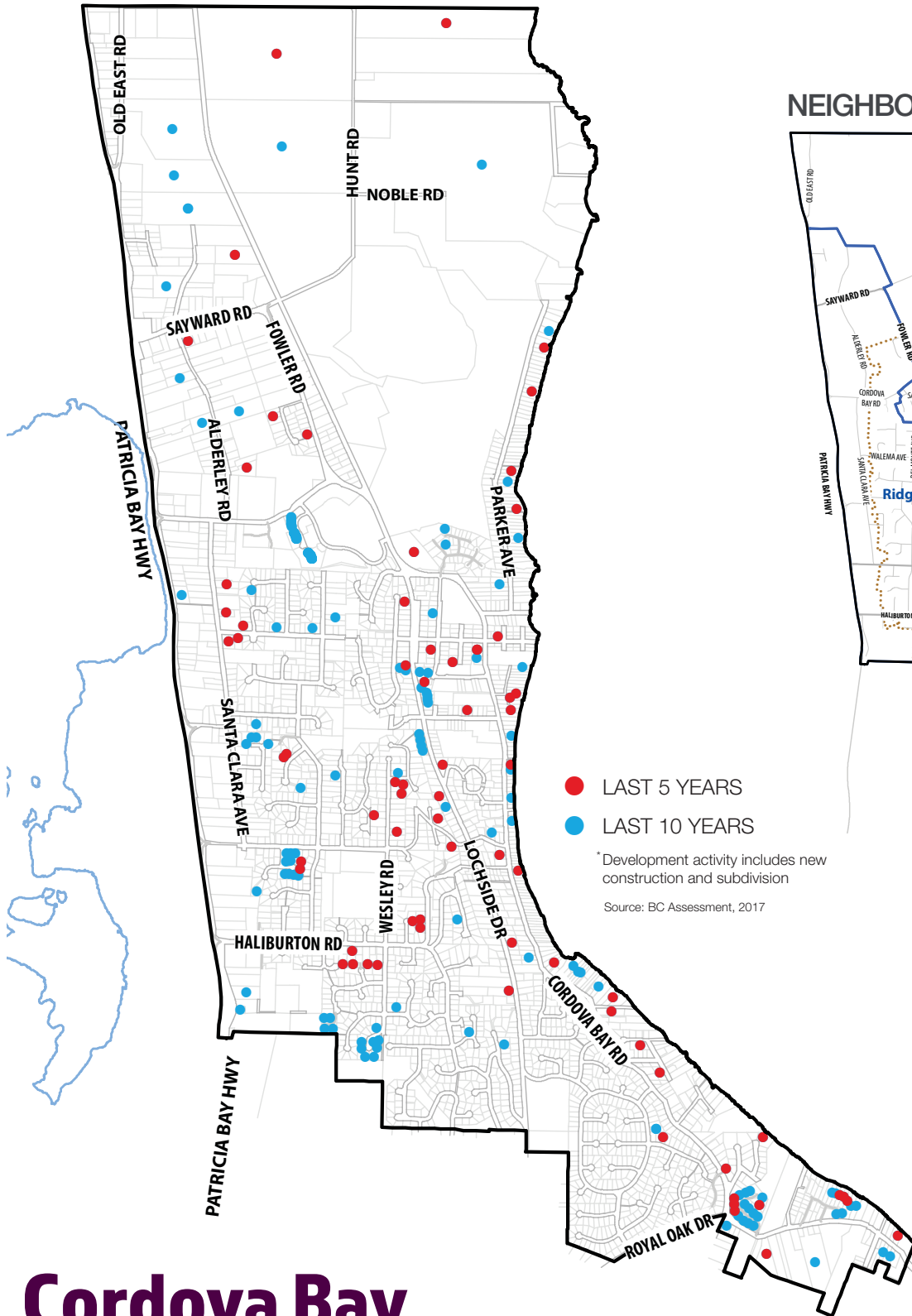


The land use in Cordova Bay is primarily single-family residential, with a small amount of multi-family housing in the Village area, and at Sayward Hill. The north and west Ridge areas are outside the Urban Containment Boundary. One-third of Cordova Bay's land area is within the Agricultural Land Reserve.

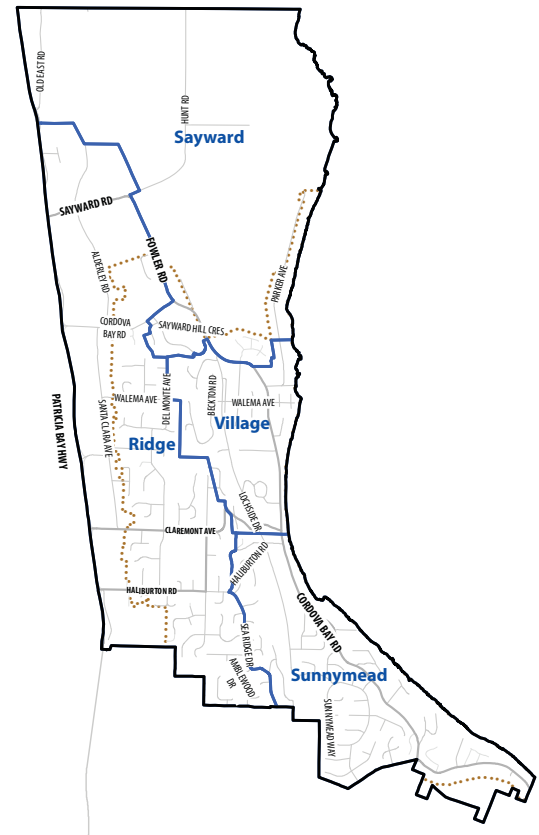
Institutional uses include Claremont Secondary, Cordova Bay Elementary (Cordova Bay 55 Plus), St. David's Anglican Church, and Cordova Bay United Church.

The Trio Gravel Pit site was rezoned in the 1990s for residential and commercial uses but remains vacant.

RECENT DEVELOPMENT ACTIVITY*



NEIGHBOURHOODS



- LAST 5 YEARS
- LAST 10 YEARS

* Development activity includes new construction and subdivision
 Source: BC Assessment, 2017

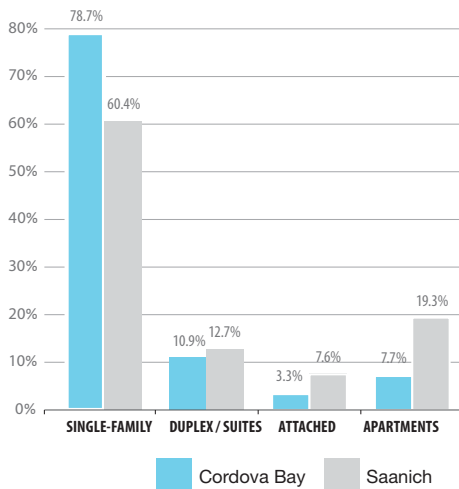


The Urban Containment Boundary is the principal tool for growth management and was formally adopted by Council in 1968

HOUSING TYPES

Single-family homes make up 79% of all dwelling units in Cordova Bay, as compared to 60% in Saanich.

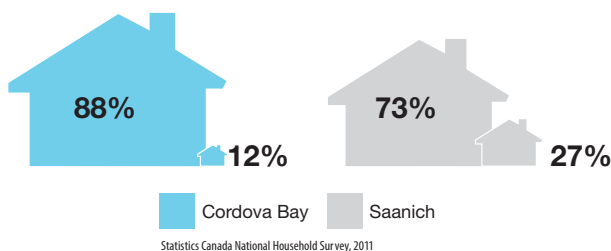
In the past 10 years in Cordova Bay, single-family housing construction has exceeded multi-family construction by 213 (72%) to 83 (28%). In Saanich overall, this trend is reversed.



RENTAL HOUSING

Cordova Bay has a low rate of rental housing. Among all dwelling units 12% are rentals, compared to 27% in Saanich.

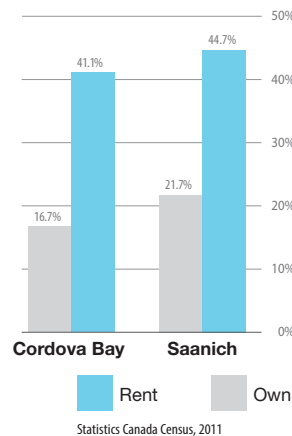
Rental vs Ownership



HOUSING AFFORDABILITY

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

Among Cordova Bay households, 19% are living beyond Statistic Canada's threshold for affordability. Renters are more greatly impacted, with 41% of renting households falling into the unaffordable definition.

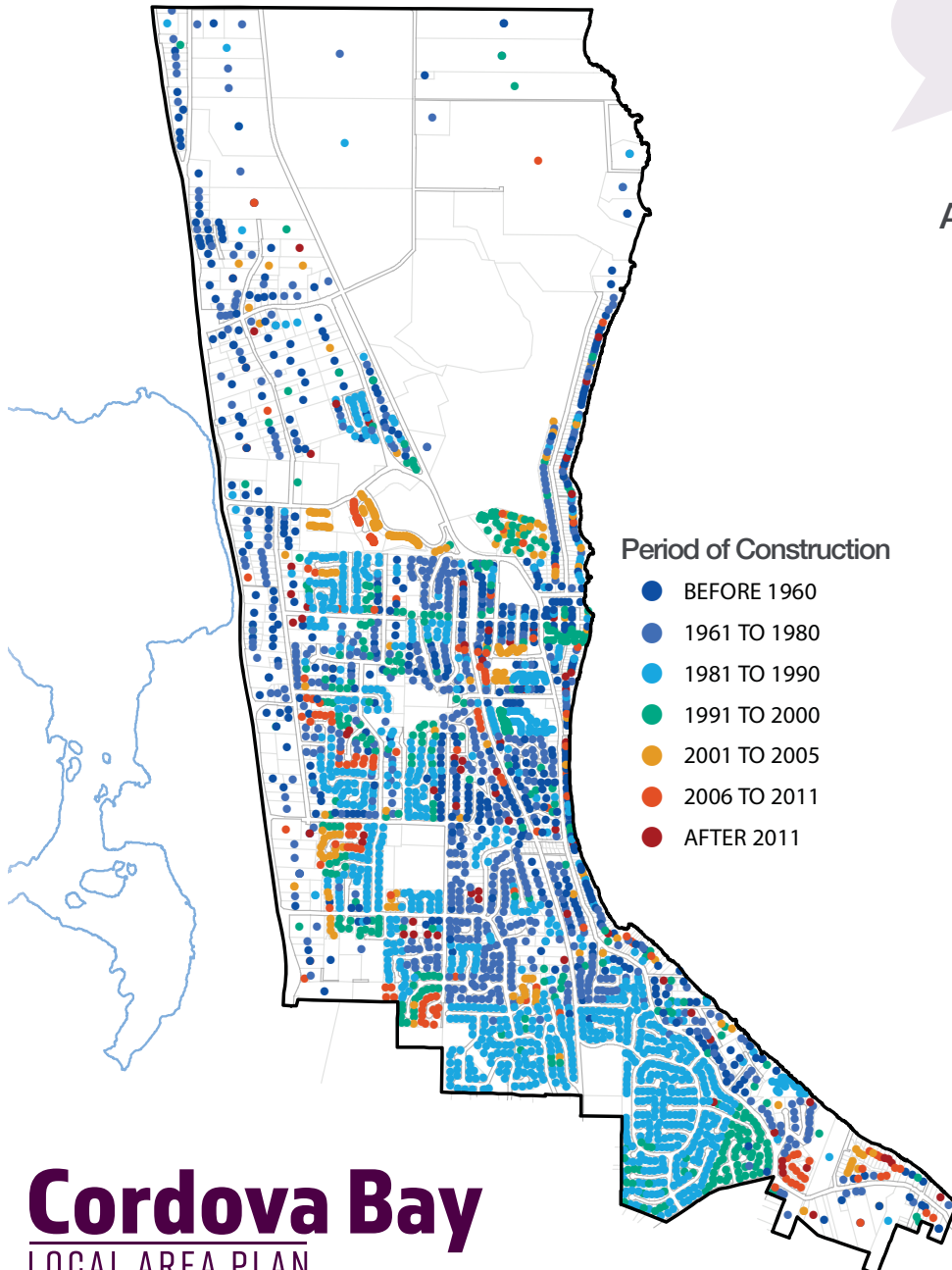


SOCIAL HOUSING

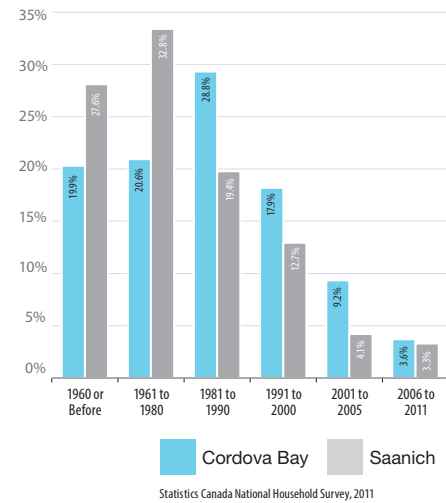
There are two BC Housing projects in Cordova Bay: a 10-unit facility for independent seniors, and four units for people with special needs. In total, there are 2,332 units of social housing in Saanich.



47% of dwelling units in Cordova Bay were built between 1980 and 2000

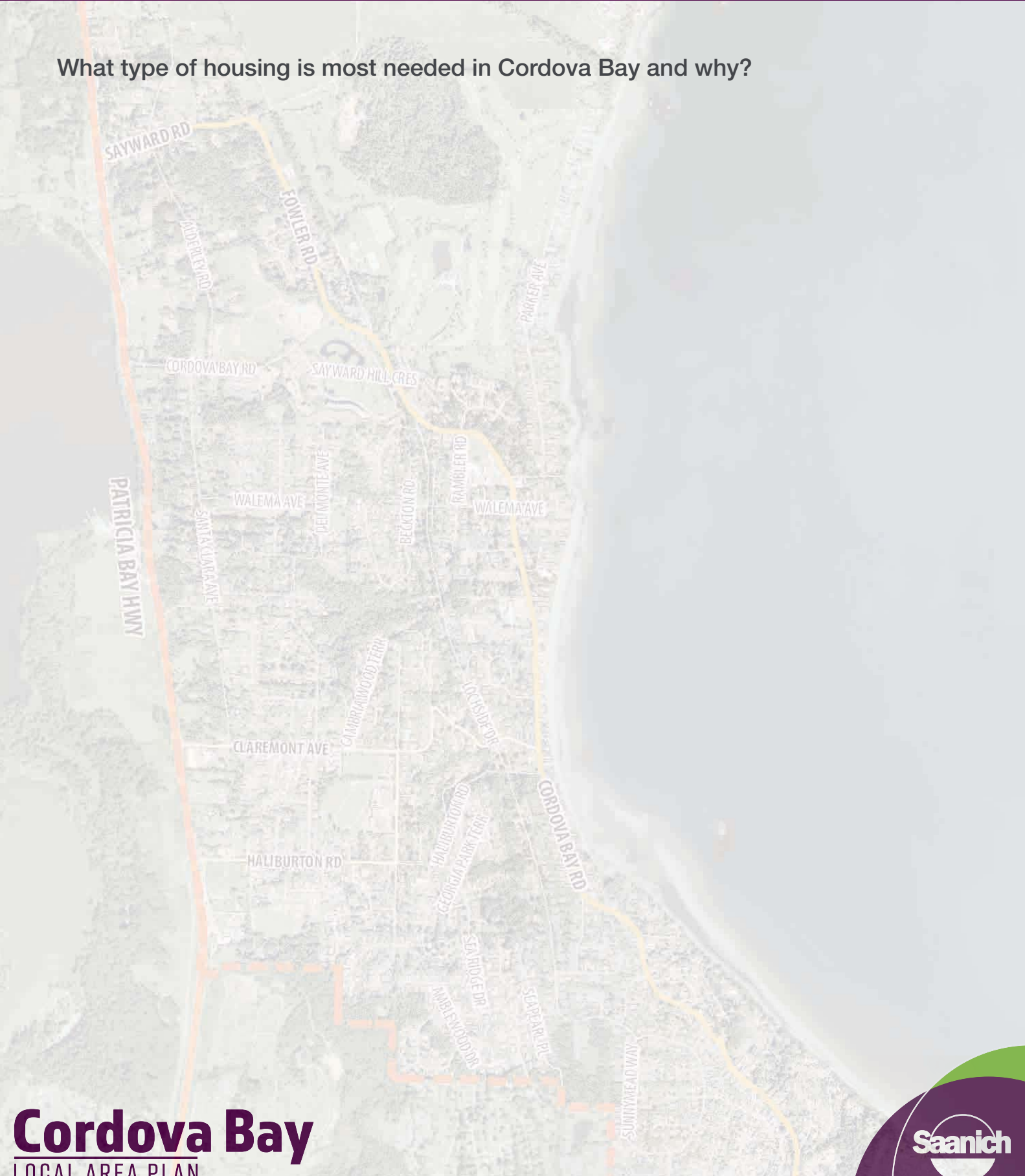


AGE OF HOUSING STOCK



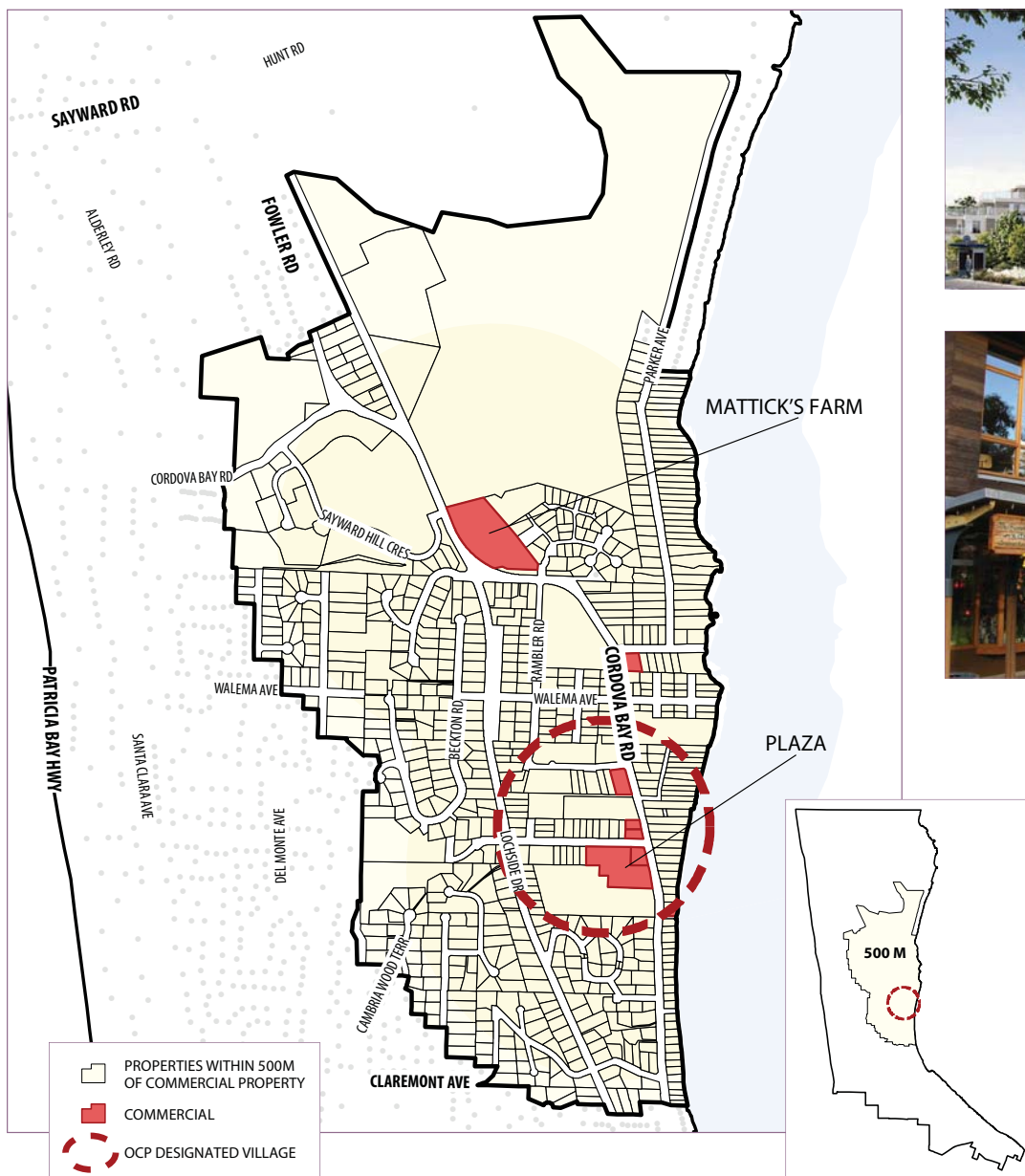
HOUSING

What type of housing is most needed in Cordova Bay and why?



The Village has historically been the commercial core of Cordova Bay, and provides some of the area's multi-family housing. The Plaza, a central site in the Village, is currently vacant and under redevelopment. A 14,000 m² of mixed-use development offering commercial/office space and 91 residential units will be built. Nearby Mattick's Farm provides 3,090 m² commercial space and is a destination for locals and tourists.

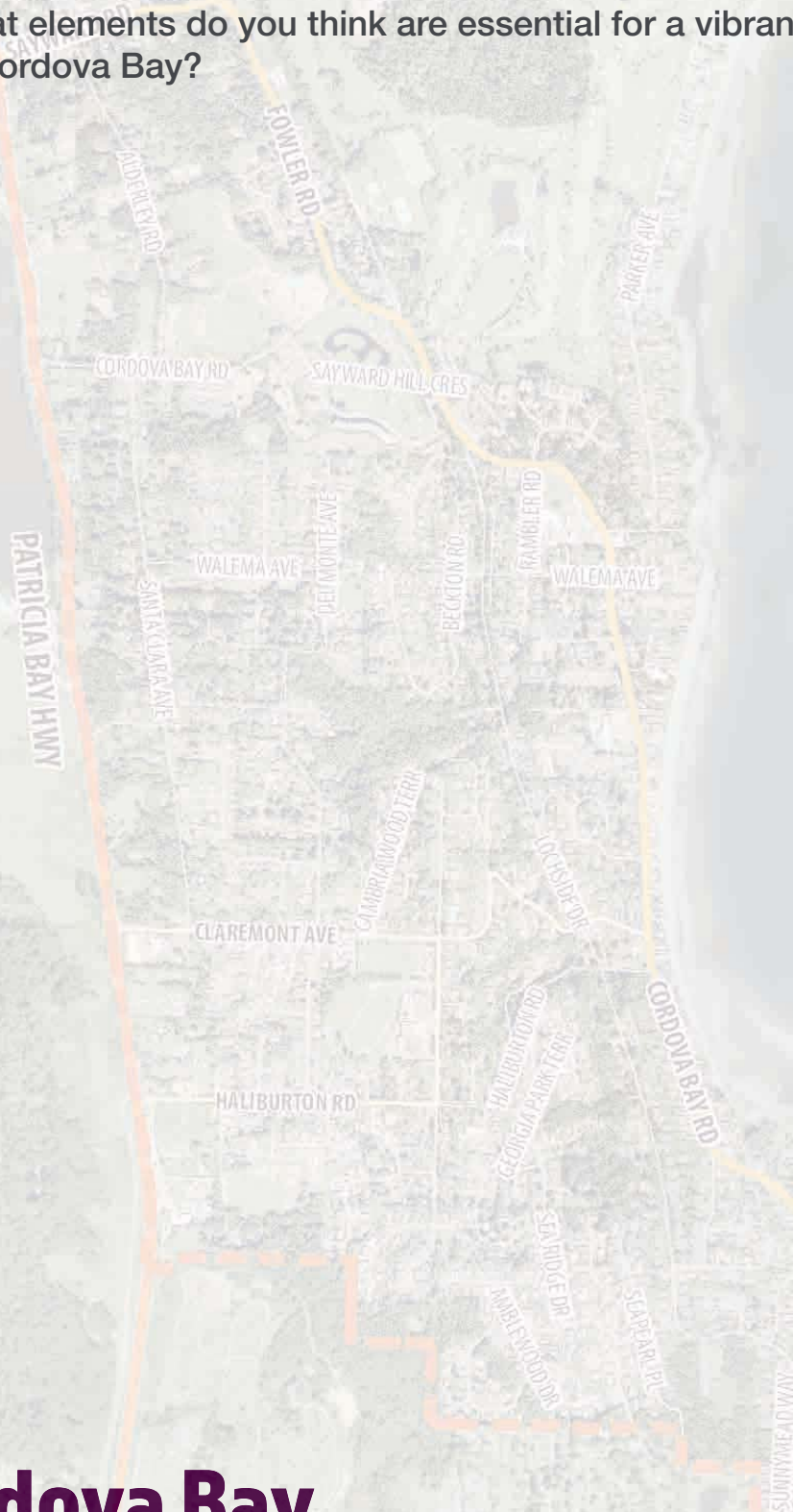
Approximately 2,390 residents (28.5% of the Cordova Bay population) live within a 10-minute walk (500 metres) of the Village and Mattick's Farm.



VILLAGE & COMMERCIAL

A Village Design Workshop will be held on May 24, 25 and 26 to examine the future of the commercial areas and develop design guidelines.

What elements do you think are essential for a vibrant village and commercial core in Cordova Bay?



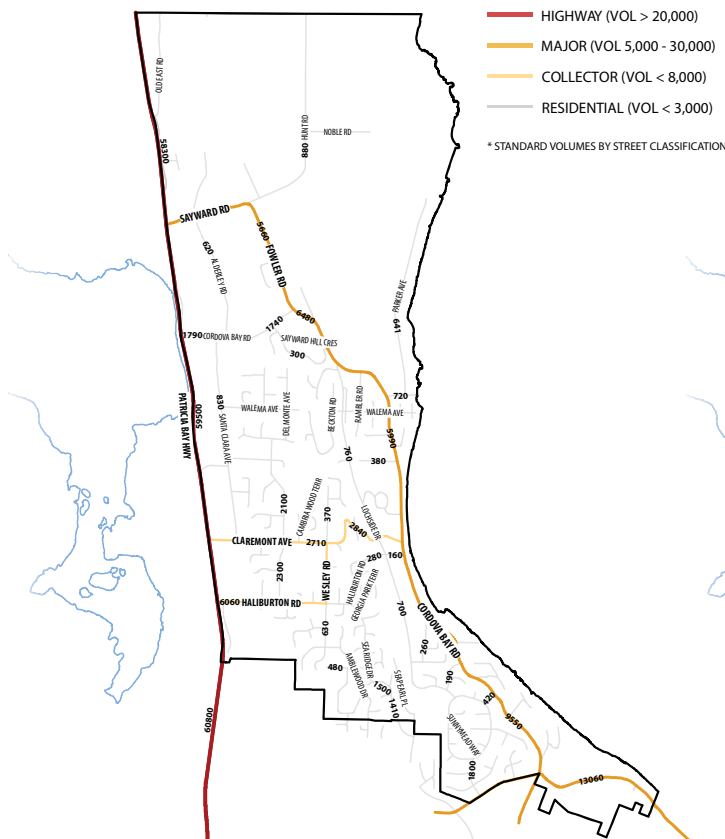
KEY FACTS

- 84% of Cordova Bay residents travel to work by vehicle (Saanich average is 74%)
- Cordova Bay Road is designated as a Major Road and carries between 5,000 and 10,000 vehicles a day between Fowler Road and Royal Oak Drive
- The average commute time by motor vehicle for Cordova Bay residents is 18.5 minutes, almost 3 minutes longer than the Saanich average
- Cordova Bay is served by three local transit routes (32,35,39) and frequent transit service along the Pat Bay Highway

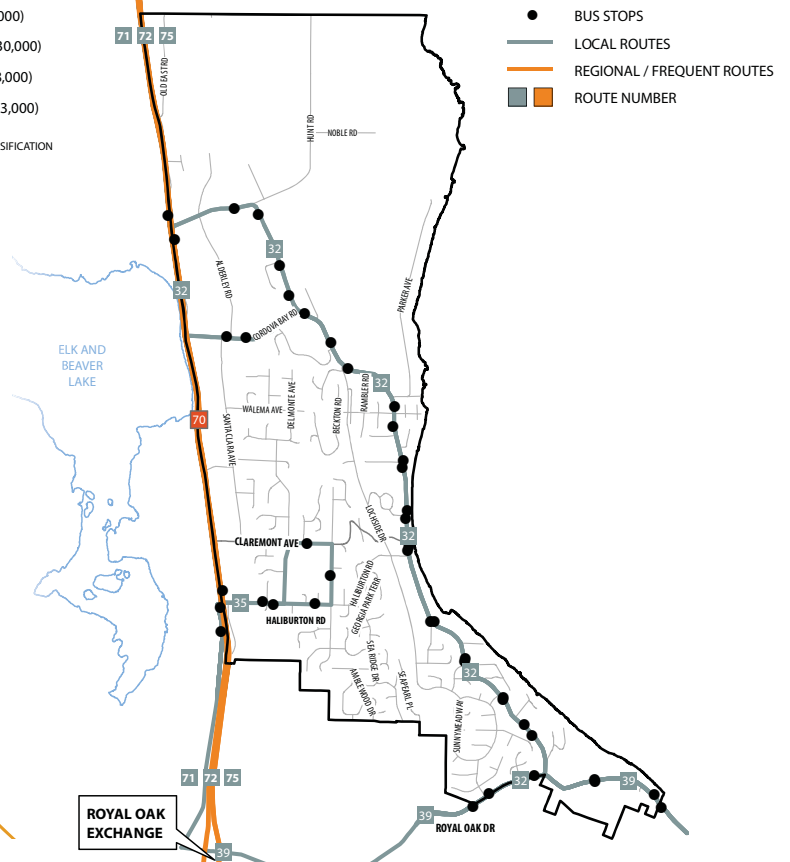
Both the Official Community Plan and draft Active Transportation Plan support the prioritization of walking and cycling improvements in Centres, Villages and employment areas



ROAD CLASSIFICATIONS



TRANSIT



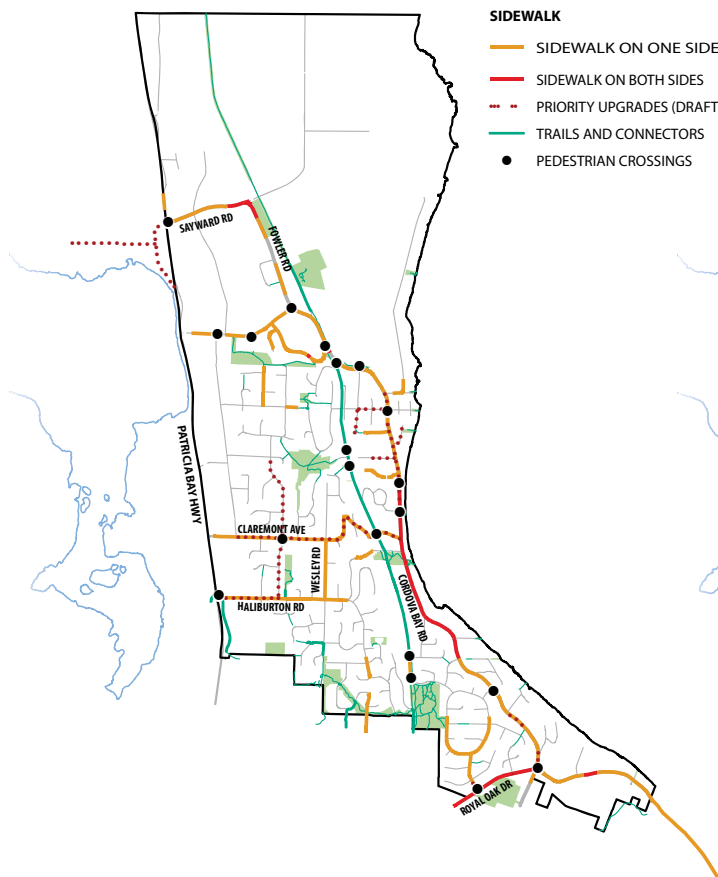
A goal of the draft Active Transportation Plan is to double the proportion of trips made by walking, cycling, and transit by 2036

KEY FACTS

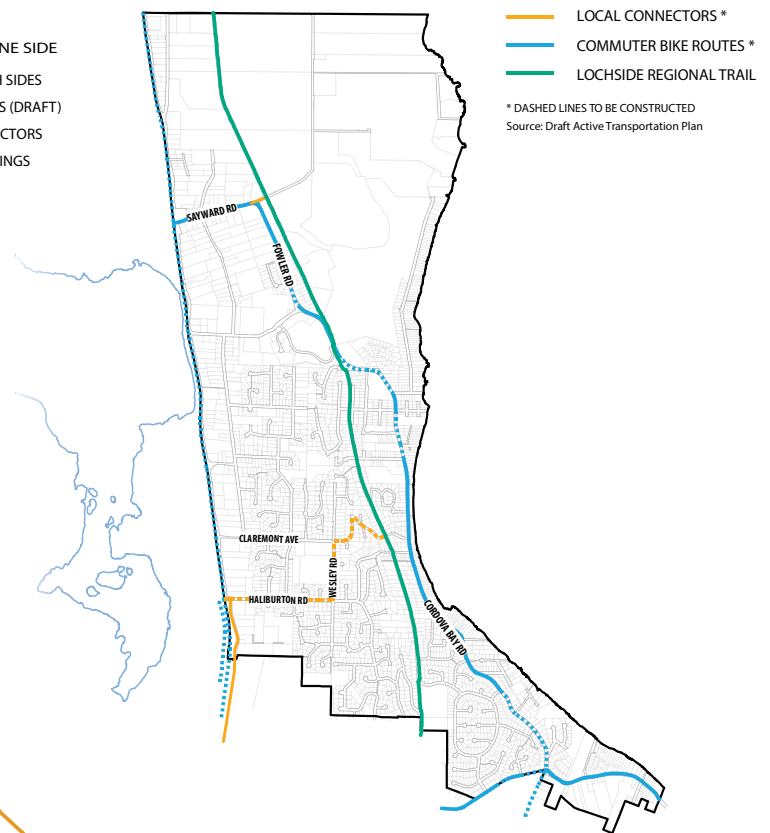
- Over \$5 million will be spent on pedestrian, traffic, and cycling improvements on Cordova Bay Road
- The Lochside Trail, a regional walking, cycling and active transportation corridor, provides a north-south connection through Cordova Bay
- As part of the Safe Routes to School program, improvements are being explored to enhance active transportation options for Cordova Bay Elementary School students
- The draft Active Transportation Plan identifies priorities for sidewalk and bike route enhancements



PEDESTRIAN FACILITIES

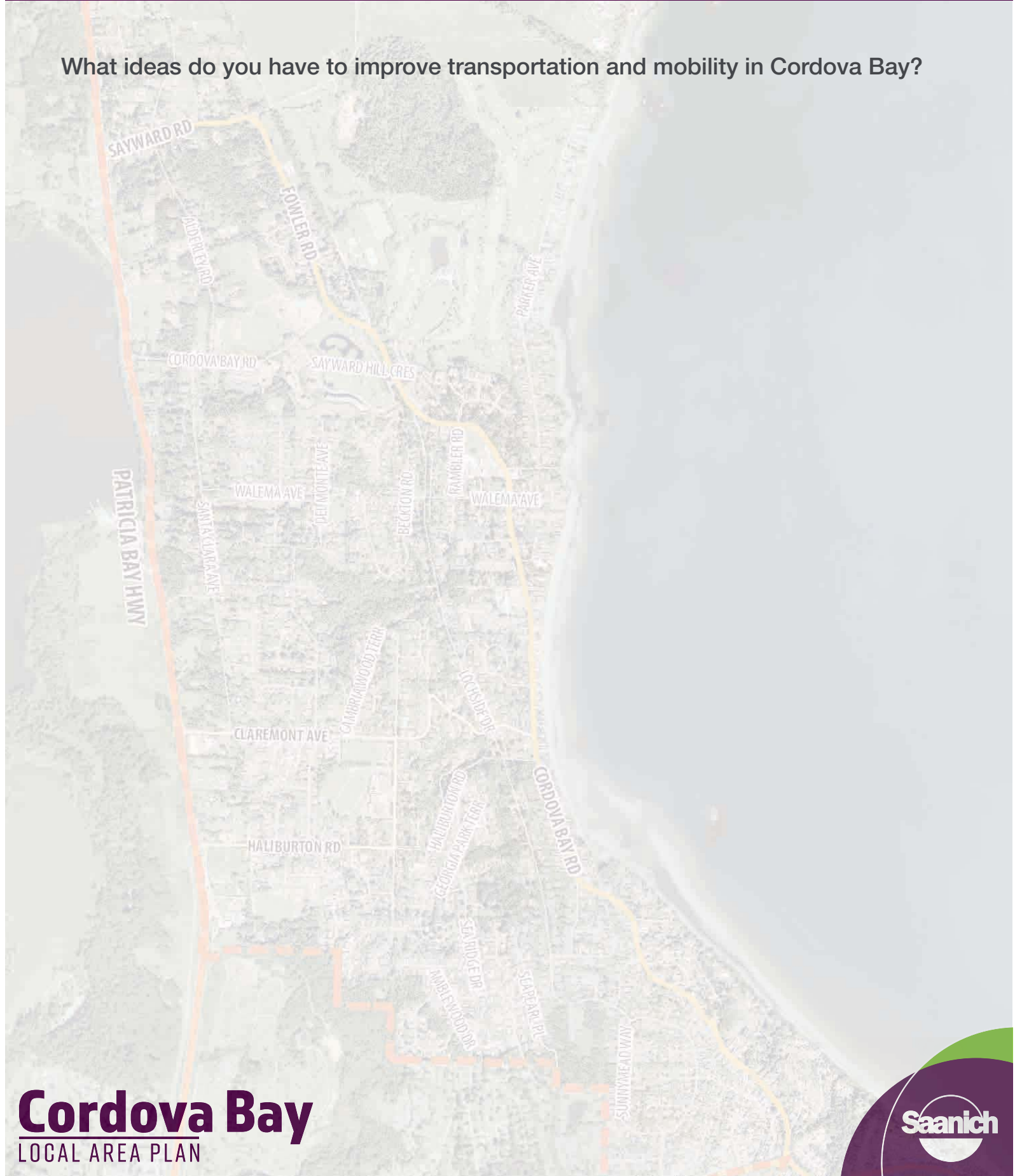


BIKE NETWORK



TRANSPORTATION

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

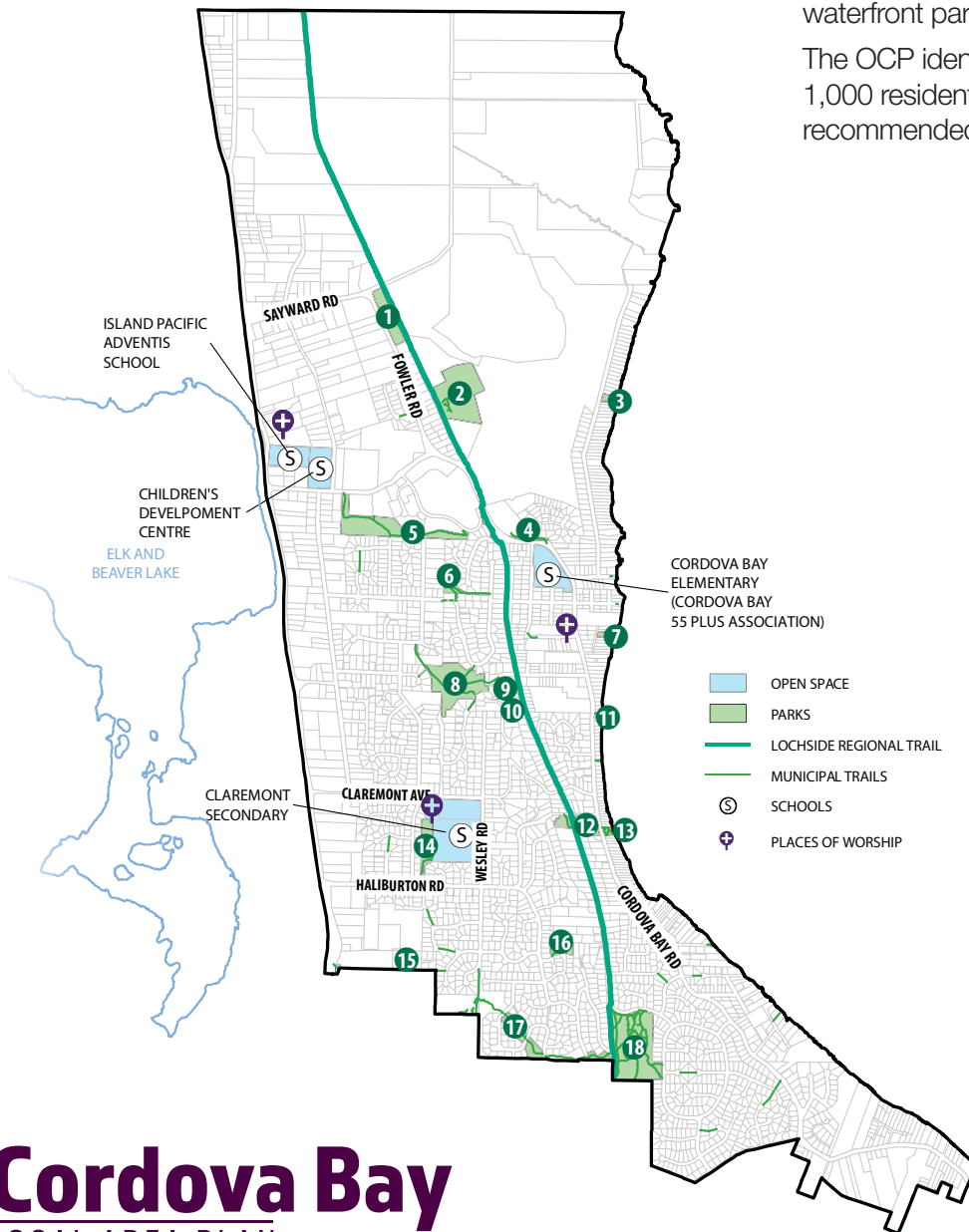




Cordova Bay is well served by parks both within the local area and nearby. The majority of park space in Cordova Bay is classified through the Parks inventory as “neighbourhood.”

Additional open space is provided by community facilities such as schools. The Lochside Trail runs north-south through Cordova Bay providing a key regional commuter and recreational corridor. The Cordova Bay beach is a major community asset. There are six developed beach accesses in addition to waterfront parks.

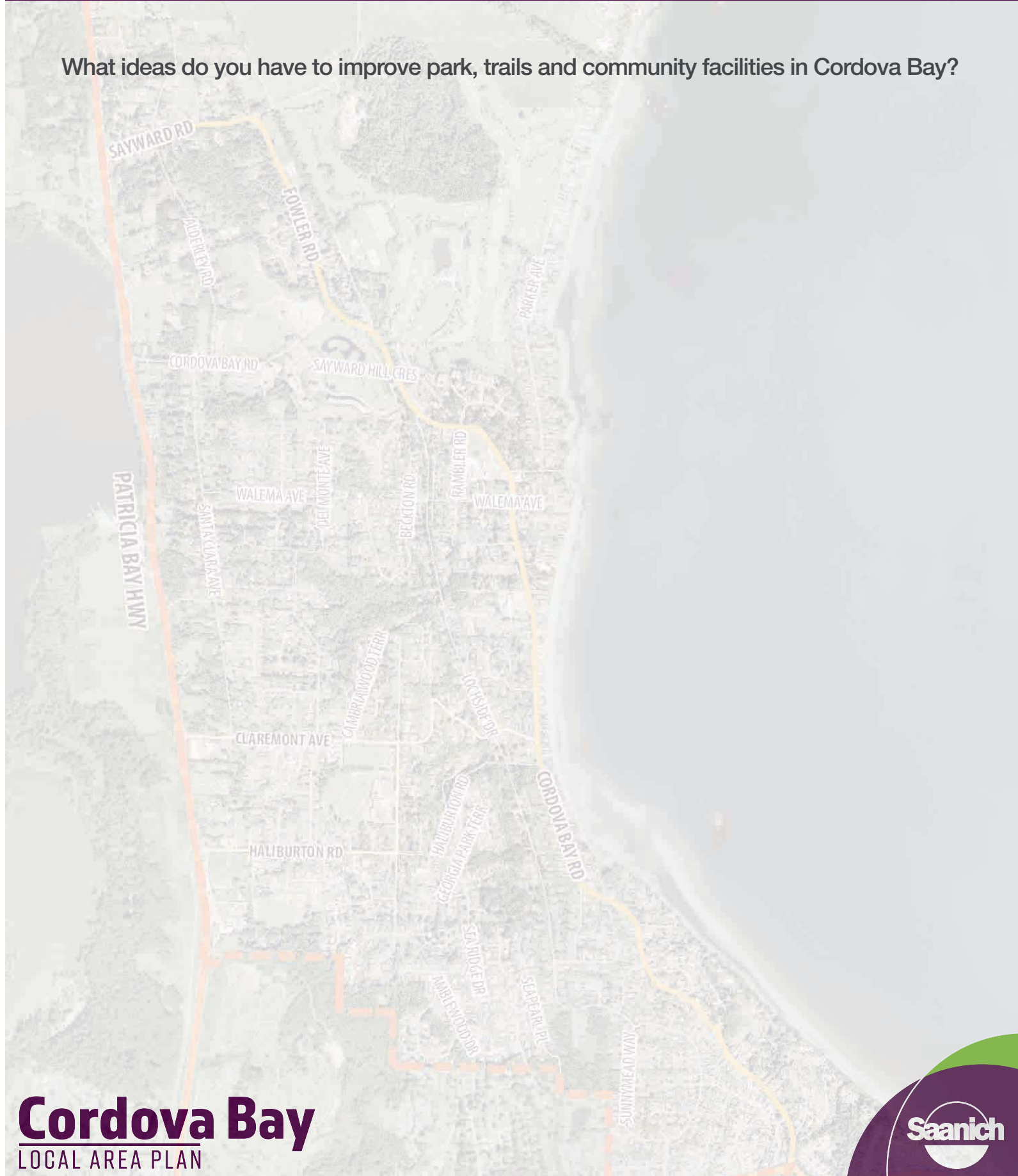
The OCP identifies the parks standard as 5 ha per 1,000 residents. At 4.1, Cordova Bay is close to the recommended guideline.



Key	Park Name	Park Type
1	Fowler Park	Community
2	Lochside Park	Community
3	Parker Park	Neighbourhood
4	Mattick's Wood Park	Neighbourhood
5	Sayward Hill Park	Neighbourhood
6	Beckton Park	Municipal
7	Agate Park	Neighbourhood
8	Doumac Park	Neighbourhood
9	Catalina Park	Neighbourhood
10	Park dedication	Municipal
11	Mcmorran Park	Neighbourhood
12	Doris Page Park	Neighbourhood
13	Cordova Bay Park	Neighbourhood
14	Claremont-Goddard Park	Neighbourhood
15	Story Lane Park	Neighbourhood
16	Sea Ridge Park	Neighbourhood
17	Grant Park	Neighbourhood
18	McMinn Park	Neighbourhood

PARKS & FACILITIES

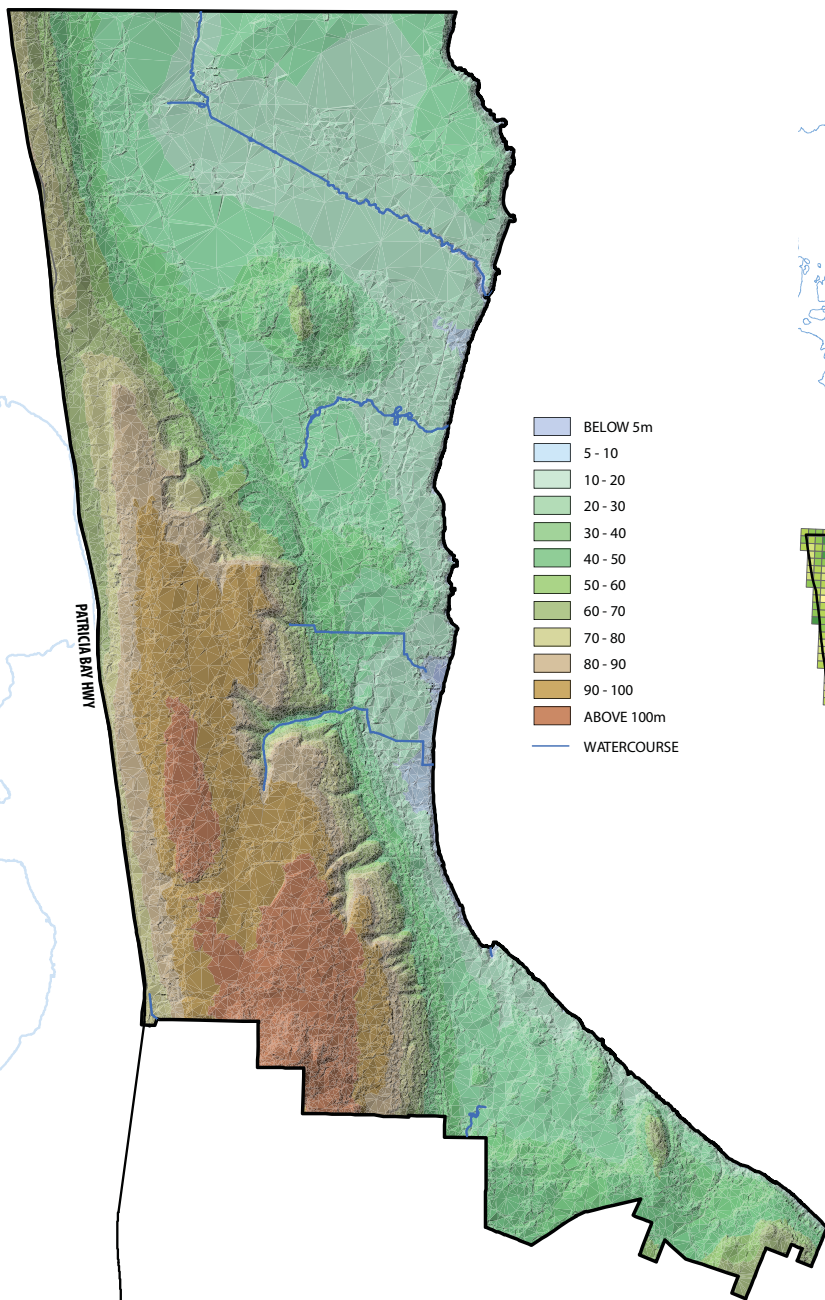
What ideas do you have to improve park, trails and community facilities in Cordova Bay?



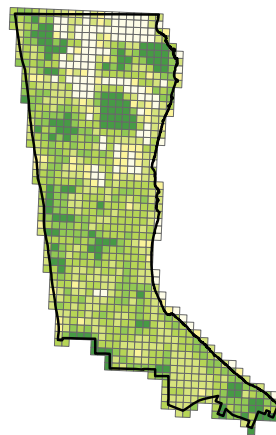
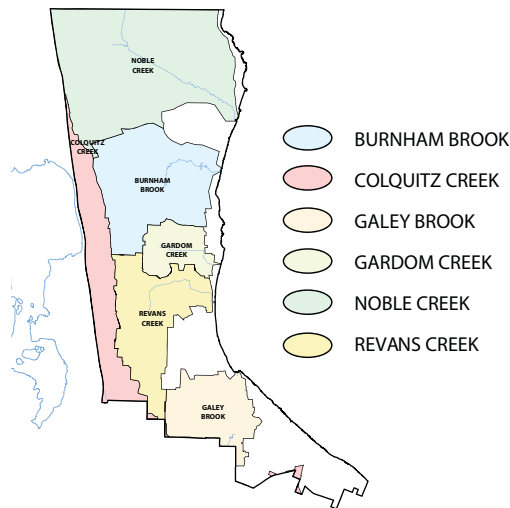
There are five main watersheds draining into Cordova Bay often through very steep slopes. The entire local area falls within the extremely rare Coastal Douglas-fir biogeoclimatic zone. Cordova Bay has over 35% urban forest cover, and is made up mostly of conifers—Douglas-fir, Grand fir, and Cedar. Tree removal is prohibited in steep slope areas to prevent erosion.

There are over 4.5 km of sandy and gravel beach. The beach is formed by erosion from the cliffs at Cormorant Point in Gordon Head. The intertidal area is important for spawning and rearing of several fish species that contribute to the health of the marine ecosystem.

TOPOGRAPHY



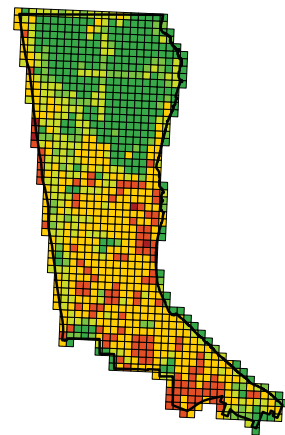
WATERSHEDS



36% Canopy Cover

% TREE CANOPY COVER (1986 - 2011)

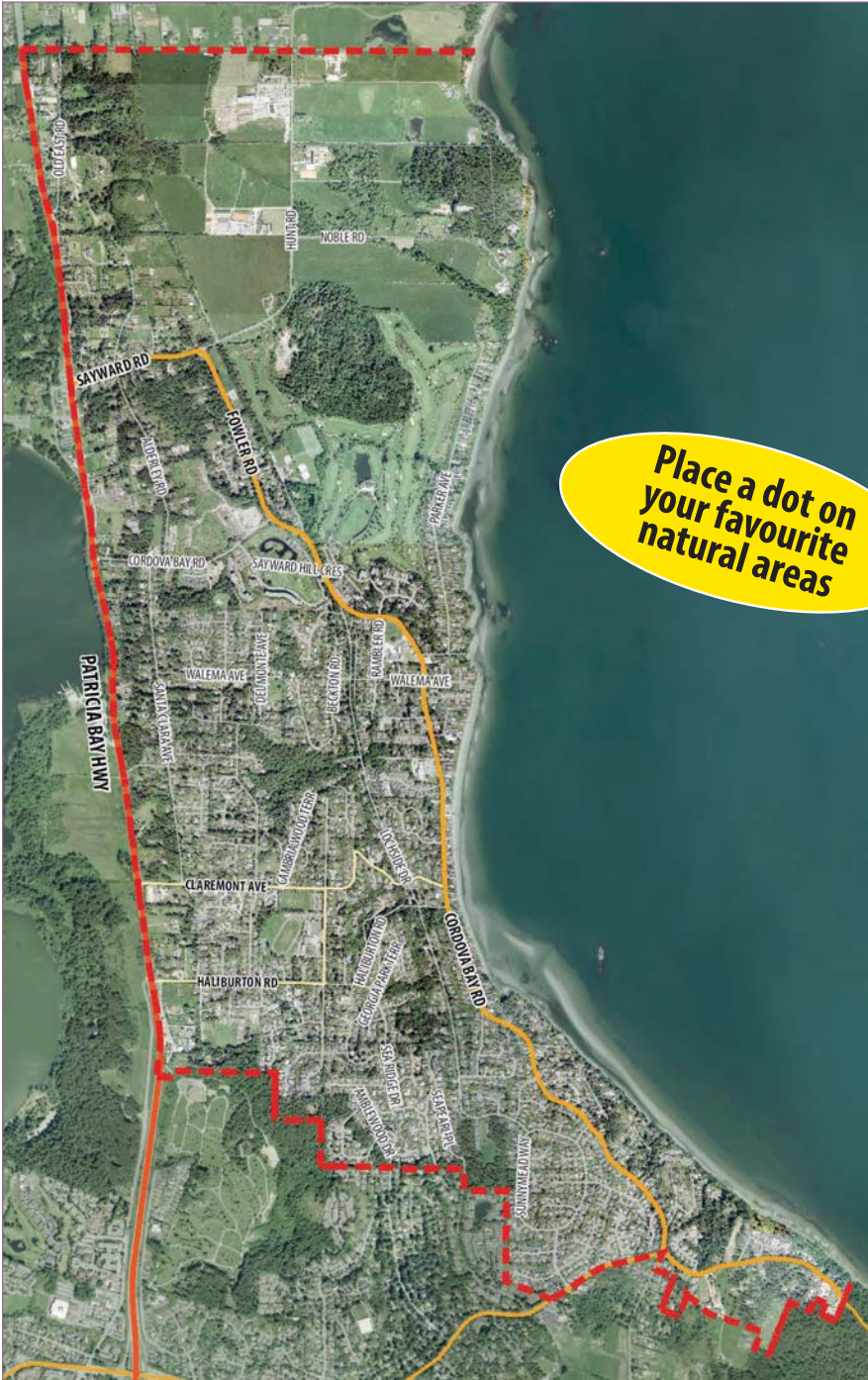
0 - 5	>10 - 25	>50 - 75
>5 - 10	>25 - 50	>75



24% Impervious Surfaces

% IMPERVIOUS SURFACE DENSITY (1986 - 2011)

0 - 5	>10 - 25	>50 - 75
>5 - 10	>25 - 50	>75 - 100



SHARE WITH US

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

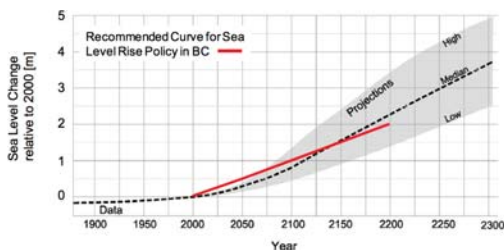
2. How do you experience the natural environment in Cordova Bay?

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, Cordova Bay needs to prepare for sea level rise and potential impacts related to flooding, erosion, and ecosystem health.

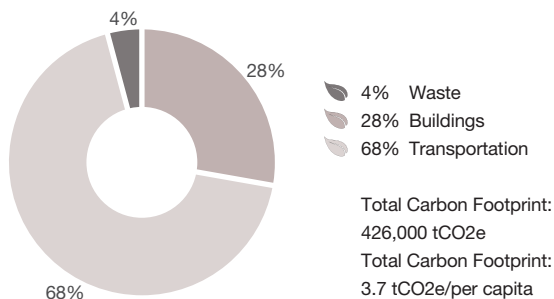
SEA LEVEL RISE

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.



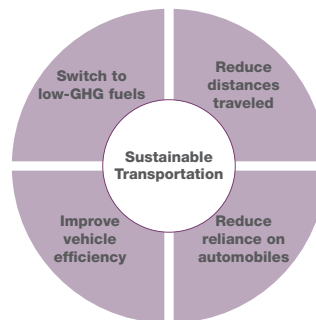
GREENHOUSE GAS (GHG) EMISSIONS

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 14% of detached homes in Cordova 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.

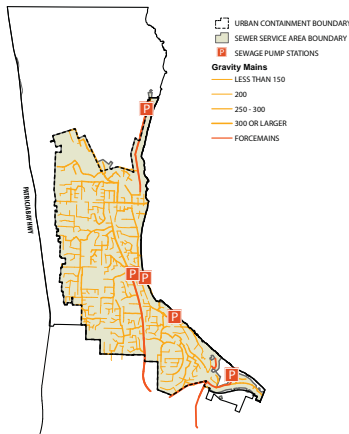


SUSTAINABILITY

What are the key priorities for Cordova Bay in addressing climate change?

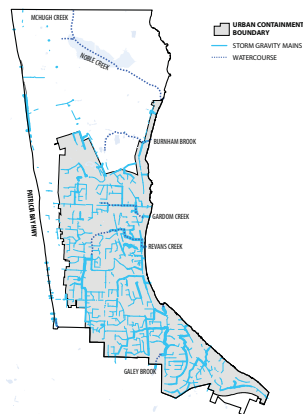
What do you do to reduce your carbon footprint?

Saanich was incorporated in 1906 and its age is reflected in the state of the underground infrastructure



WATER

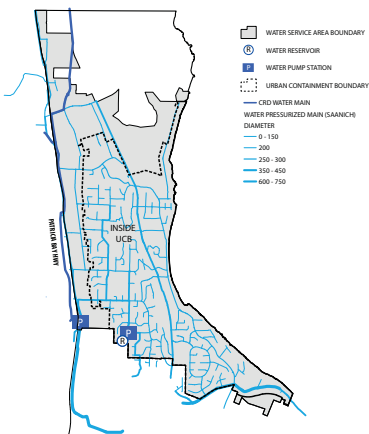
Saanich gets its drinking water from Sooke Lake via the Capital Regional District (CRD) water transmission system. The water reaches Saanich customers through a distribution network of municipally-owned and -operated reservoirs, booster pump stations, pressure-reducing valves, and pressurized pipes. In Cordova Bay, approximately 25% of the watermain pipes are entering mid-life cycle age (i.e. 40 years). The majority of pipes in this neighbourhood are projected for replacement beyond the 2028 horizon.



STORM DRAINAGE

Rainwater is currently being collected and conveyed through a series of municipality-owned and -operated ditches, culverts, and enclosed pipes for discharge to the ocean at outfalls. In the Cordova Bay neighbourhood, the drainage network forms part of the greater watersheds for Noble Creek, Gardom Creek, Burnham Brook, and Revans Creek.

System capacity varies across the neighbourhood. 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 climate change models.



SEWER

The Cordova Bay neighbourhood is serviced through a system of sewage pump stations, forcemains, and gravity sewer pipes owned and operated by Saanich. The network was predominantly established in the 1960s by the Sewer Service Boundary. The Sewer Master Plan (2016) projects adequate capacity through the 2036 horizon. As development applications are received, system capacity is re-considered to confirm adequacy and may result in system improvements to support the application requirements.

Unique to the sewer network in Cordova Bay is the foreshore gravity sewer trunk main. Changing weather patterns, increased frequency and severity of storms, and the potential for sea level rise put the long-term sustainability of this core section of infrastructure in question.



AGRICULTURAL LAND

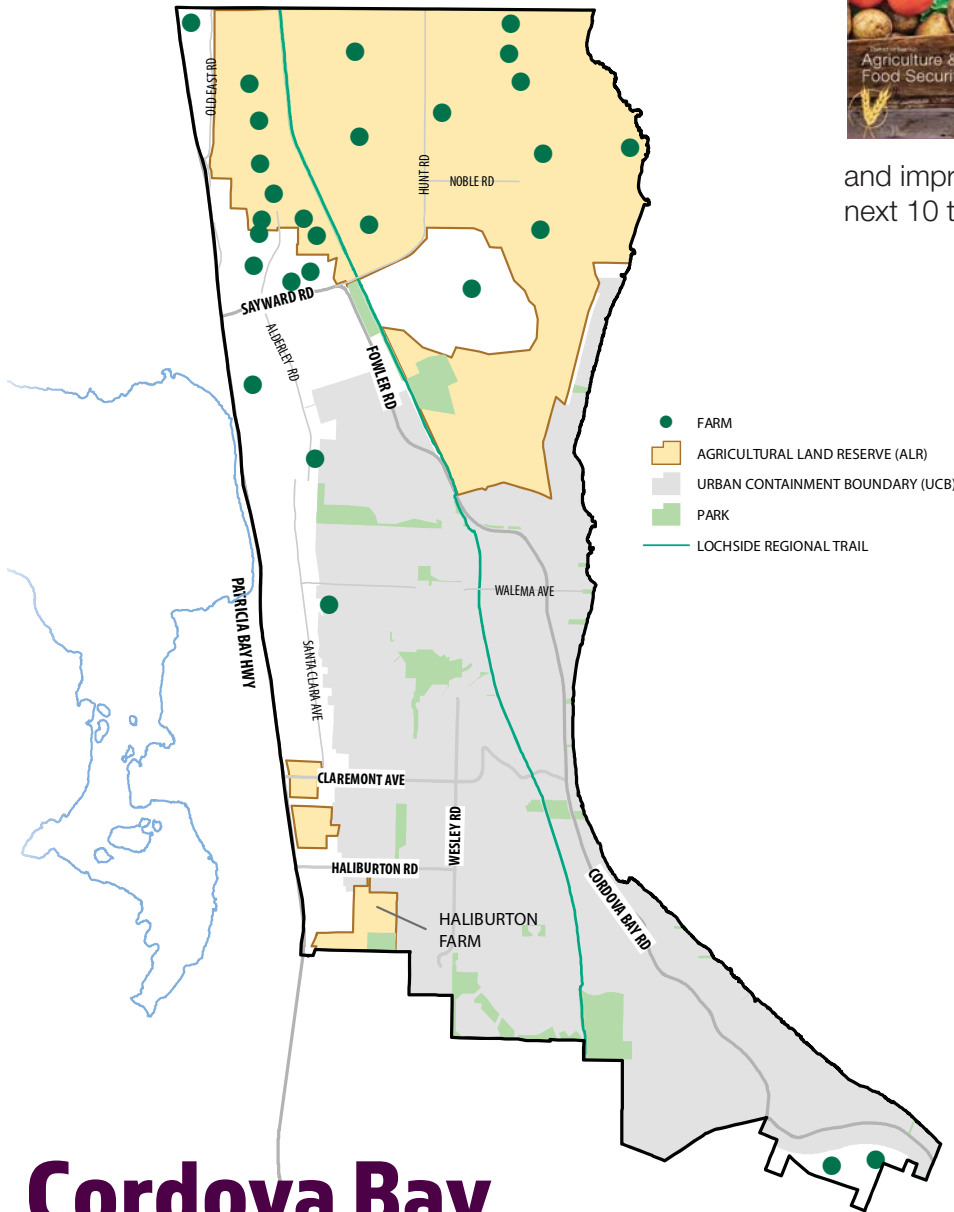
Cordova Bay is unique in Saanich as it has both rural and urban areas. One-third of the local area is within the Agricultural Land Reserve (ALR), with farms located both inside and outside the ALR.

AGRICULTURE AND FOOD SECURITY PLAN (DRAFT)



The draft Agriculture and Food Security Plan was developed for the purpose of providing the District of Saanich with a coordinated approach for supporting agriculture and improving food security in Saanich over the next 10 to 15 years.

and improving food security in Saanich over the next 10 to 15 years.

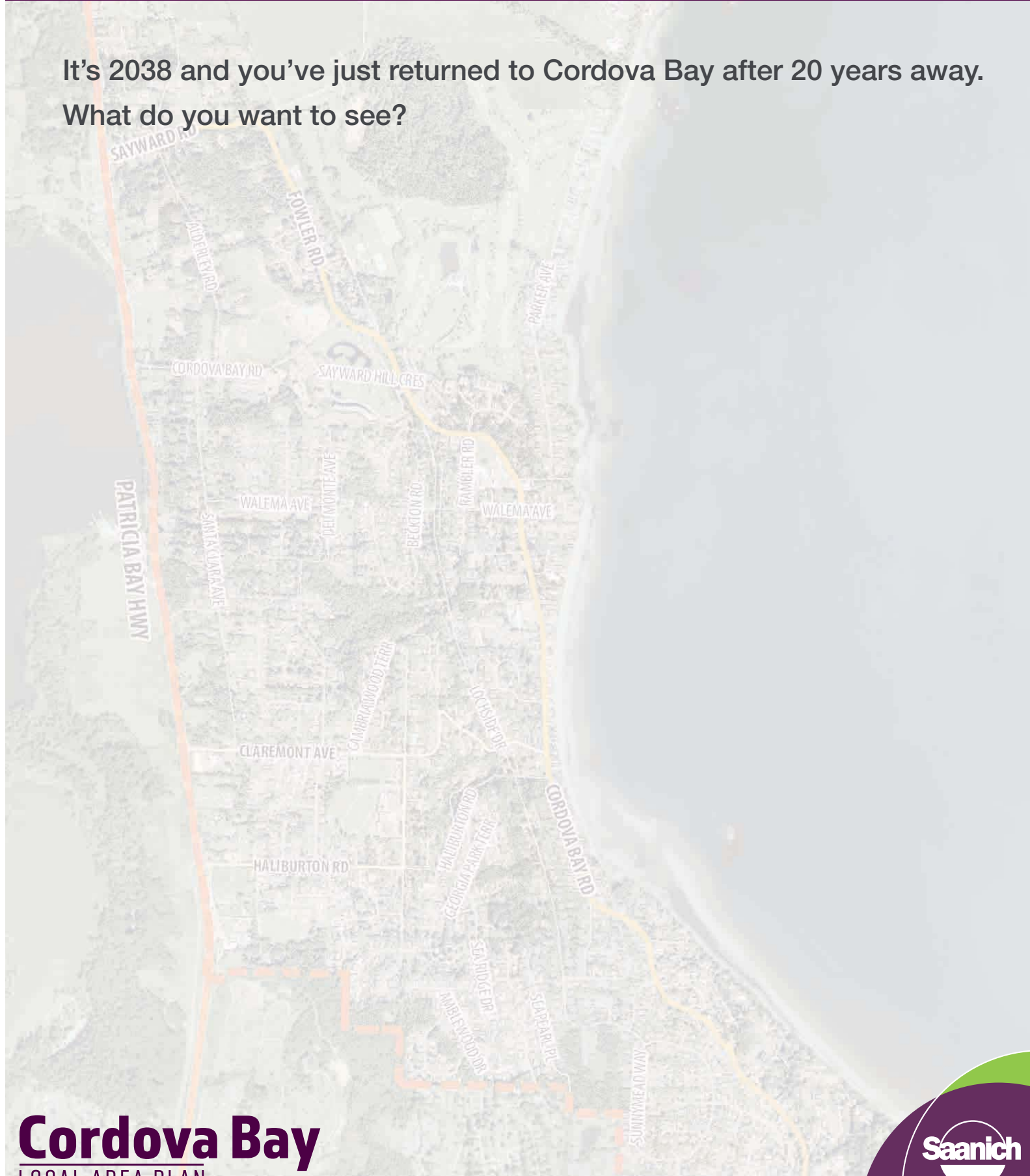


HALIBURTON FARMS

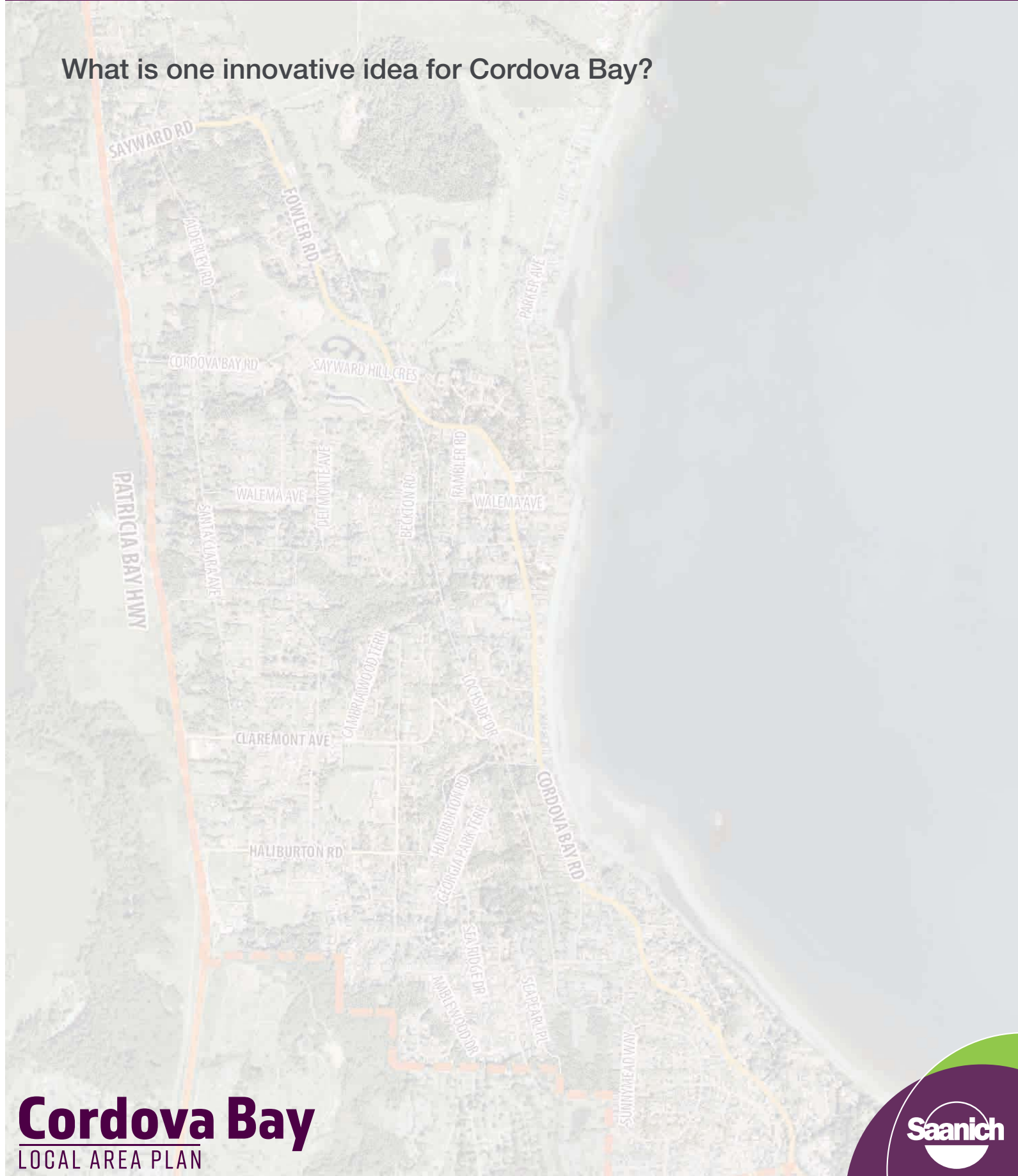
This community organic farm operates on land owned by Saanich in the southwest corner of Cordova Bay. Five separate businesses operate under the umbrella of the Haliburton Community Organic Farm Society. Their vision is “to be a leading model of community-supported, small-scale sustainable organic agriculture carried out in harmony with local ecosystems.”

VISION

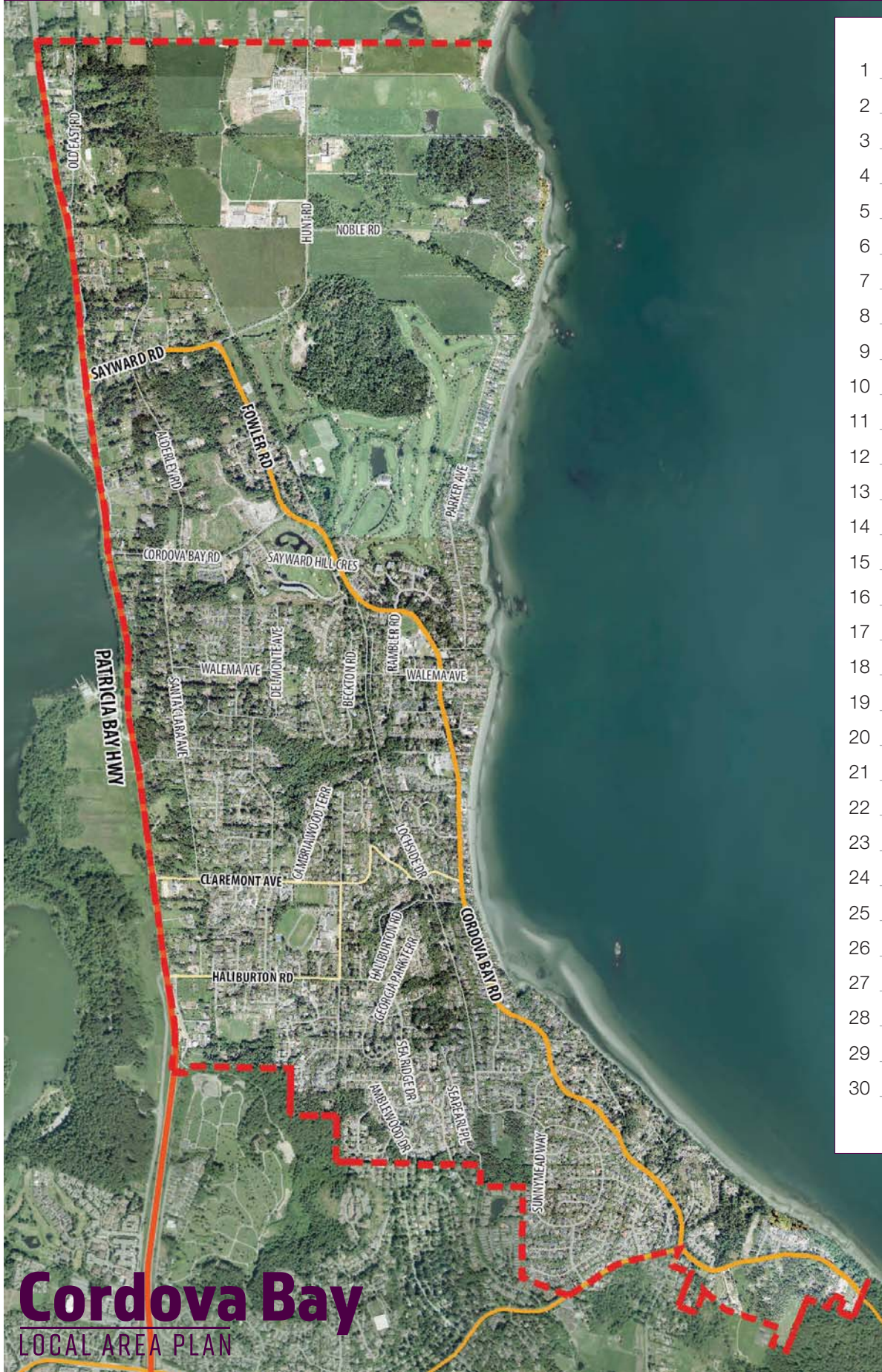
It's 2038 and you've just returned to Cordova Bay after 20 years away. What do you want to see?



What is one innovative idea for Cordova Bay?



DOT YOUR FAVOURITE PLACE!



ME TOO!

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NEXT STEPS

THANK YOU!

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

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/cordova
2. Complete a survey at 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, Pam Hartling at (250) 475-5494 ext. 3402 or at pam.hartling@saanich.ca.

UPCOMING EVENTS

Saanich Speaker Series #2

Our Community in a Changing Climate

Monday, May 7, 2018

David Lam Auditorium, University of Victoria

Doors open & refreshments 6:30 pm

Cordova Bay Village Design Workshop

May 24, 25, and 26

Details coming soon. Sign up for notifications!

Key Issues Workshops

Fall 2018

Walking Tours

Stay Tuned!

