

Phase 3 – Plan Development **COMMUNITY ENGAGEMENT RESULTS**

For the period May 2018 to February 2019



BACKGROUND

An update of the Cordova Bay Local Area Plan (LAP) was launched in November 2017. The LAP will guide future planning and land use management decisions, and help prioritize community investment at the neighbourhood level for the next 20 to 30 years. Community participation and input is essential to the plan update process.

The plan will be developed over five phases. Phase 1 of the project focused on project initiation and background work. In Phase 2, the public was invited to help build the vision and goals for the future of Cordova Bay, as well as provide input on issues, opportunities, and priorities. Building on this valuable feedback, Phase 3 – Plan Development, explored key issues more deeply and sought community input on policy ideas and direction.



More information can be found on the project website at: www.saanich.ca/cordova.

PURPOSE OF THIS REPORT

The purpose of this document is to report back to the community on what we heard through the Plan Development Phase of the project. The feedback gathered will be shared with Council and will help inform the draft plan for Phase 4 of the Cordova Bay Local Area Plan update.

ENGAGEMENT ACTIVITIES

During community engagement for Phase 3, we sought input from the community at five workshops, which focussed on the following key topics:

- 1 Cordova Bay Village Design Workshop (May 24 to 26, 2018)
- 2 Younger Age Groups Visioning Workshop (October 3, 2018)
- 3 Transportation and Mobility Workshop (November 8, 2018)
- 4 Parks and Community Amenities Workshop (December 3, 2018)
- 5 Housing and Land Use Workshop (February 20, 2019)

Each workshop provided opportunities for the community to review and comment on informational display boards, participate in facilitated workshop discussions, and provide feedback on emerging directions.

1. CORDOVA BAY VILLAGE DESIGN WORKSHOP SUMMARY

Attendance: 187 over four events

The three-day design workshop was a creative and collaborative event where a team of designers (led by MODUS Planning Consultants) worked with the community to explore a number of preliminary ideas, strategies, and concepts for the Village's future. Results from the design workshop will help determine how growth and change will occur in the Cordova Bay Village over the next 20 to 30 years.

A detailed summary of the [Cordova Bay Village Design Workshop](#) is available under the Documents and Reports section of the project website.

2. YOUNGER AGE GROUPS VISIONING WORKSHOP SUMMARY

Attendance: 70

During the community engagement process for Phase 2, input was received that younger age groups (approximately under the age of 50) and those raising families were not well represented in the community feedback. In order to gain this feedback and obtain wider community representation, an interactive workshop for younger age groups was held. This workshop provided valuable input on a vision for the future, key issues and priorities, areas for improvement, and opportunities for the community and the Village.

A detailed summary of the [Younger Age Groups Visioning Workshop](#) is available under the Documents and Reports section of the project website.

3. TRANSPORTATION & MOBILITY WORKSHOP SUMMARY

Attendance: 102

Cordova Bay's topography, street pattern, regional trail, and landscape presents both obstacles and opportunities for getting around within the community and connecting to other areas of Greater Victoria. During the Transportation & Mobility Workshop, the community discussed these challenges, shared feedback on policy ideas, and identified key priorities for improving:

- Transportation networks and connections
- Pedestrian and cycling safety and facilities
- Transit service
- Vehicle access and circulation.

Feedback from the display boards indicated that the policy ideas were on the right track. The policy ideas that received the most support included:

- Consider traffic calming elements suitable for the road classification to slow traffic and improve safety
- Explore options to remove on-street parking on Lochside Drive, while encouraging owners and tenants to parks on their properties
- As part of a proposed development of the former Trio gravel pit, assess impacts and require improvements to the road network to accommodate increased traffic.

Facilitated Workshop Topics

Facilitated workshop discussions were directed to areas of concern identified by the community including streets on the Ridge, the Cordova Bay/Fowler/Sayward Corridor, and Lochside Drive. Through facilitated discussions, this workshop aimed to develop design principles to guide future improvements for each area and determine key directions for:

- Key active transportation routes and connections
- Improvements to increase safety for pedestrians and cyclists.

1) Community Vision for Streets on the Ridge

We heard a lot of feedback that better routes are needed to/from the Ridge for pedestrians and cyclists, and safer shared residential roads are needed on the Ridge.

Common Themes

- Improve visibility and pedestrian facilities at key intersections and along shared streets
- Prefer separated sidewalks and treed boulevard with strategic street lighting
- Maintain road widths with no defined lanes, curbs or bike lanes as well as limited on-street parking
- Complete the public trail linkage from Doumac Park to Del Monte Avenue
- Construct a high quality sidewalk on Claremont Avenue
- Encourage improved transit service.

2) Improving the Cordova Bay/Fowler/Sayward Corridor

The speed and volume of vehicles and its impact on the safety/comfort of pedestrians along the corridor are key community issues. There is a desire to create a more pedestrian-friendly village area, slow traffic, and improve the corridor's functioning for all user groups. Part of this workshop conversation included the Road Section Game to explore road designs that would achieve community objectives.

Road Section Game

During the workshop, participants had the opportunity to use a visual road section tool to design optimal road sections of the corridor, both inside or outside the Village. While working together to design their ideal road, participants were asked to select the road-section elements that were most important and to align these elements within the existing road width. Potential road-section elements included: travel lanes for cars, parking bays for cars, centre turn lanes for cars, bike lanes, sidewalks, multi-use paths, utilities (lighting, power poles, etc.), buffer strips, street amenities (benches, planters, bike racks, etc.), and street trees. Participants were also asked to consider the following:

- What are your priorities for modes of transportation and mobility: pedestrians, cyclists, transit users, motor vehicles?
- What are your priorities for public amenities: trees, treed boulevards, benches, bike racks?
- How will you consider safety and accessibility for all users of all ages and abilities?



Both the discussions on priorities and the completed road sections, provided valuable input for developing a policy direction for how the community would like to move around Cordova Bay.

Common Themes

- Assess options to reduce vehicle speed and increase pedestrian comfort and safety by applying design elements, particularly in the Village
- Use trees next to travel lanes to buffer pedestrians and narrow the perceived road width
- Provide complete and continuous sidewalks on the west side of the corridor with sidewalks on both sides of the corridor within the Village
- Provide east-west connectivity to schools, services, and beach access points
- Landscape boulevards and plant/retain street trees adjacent to travel lanes
- Complete cycling facilities on both sides of the corridor
- Define “gateway” entrances to the community and the Village
- Support density increases in the Village to support higher levels of transit service.

3) Lochside Drive – Guidance for a Future Road Design Concept

Support for Lochside Drive as a key community recreational asset, concern about safety, and conflicts between user groups on Lochside Drive are key community issues.

Common Themes

- Keep Lochside Drive as a shared road with pedestrian and cycling activities being the priority activities
- Maintain existing street trees, and trim existing vegetation to improve sightlines
- Where there is no impact to significant trees, install separated pedestrian pathways
- Consider advisory shoulders for pedestrians
- Support low levels of street lighting with strategic pathway lighting
- Maintain road widths with no defined lanes or curbs
- Reduce or eliminate on-street parking and remove parking over the chip trail
- Improve wayfinding and connections to Village.

4. PARKS & COMMUNITY AMENITIES WORKSHOP SUMMARY

Attendance: 28

Natural features, such as parks, trails, beaches, ocean views, and Douglas-fir trees, are highly valued in Cordova Bay. Enhancing beach access points, improving trail connections, and providing more amenities for younger demographics are important to the community along with the desire for more local shops, services, and community gathering spaces.

The need to recognize and honour First Nations history and protect their cultural resources in a meaningful way was also identified as a priority.

During the Parks & Community Amenities Workshop, the community reviewed background material, shared feedback on policy ideas, and identified key priority areas for improvement and opportunities to increase education and awareness of:

- Agriculture and food security
- Marine areas and beach accesses
- Cultural and Indigenous history
- Natural areas, urban forests, parks, trails and recreation

Feedback from the display boards, indicated that the policy ideas are on the right track. The policy ideas that received the most number of dots included:

- Support farm sales/markets and opportunities to increase access to local food in Cordova Bay and strengthen awareness of local agriculture
- Do not support applications to remove land from the Agricultural Land Reserve
- In keeping with Saanich's Comprehensive Arts Policy, incorporate public art into future capital works projects that the District undertakes in Cordova Bay

Facilitated Workshop Topics

Facilitated workshop discussions were focussed on areas that the community felt needed improvement which included beach access as well as Fowler Park and Lochside Park.

1) Exploring Ideas for Beach Accesses

The beach is one of the most important community assets for residents. The community has expressed an interest in having more access points to the beach and better amenities. Discussions focussed on existing and future beach access points as well as exploring opportunities to improve accessibility, parking for cars and bicycles, beach activities, community facilities, cultural amenities, and opportunities to educate and celebrate local history and culture including recognizing and honouring First Nations history.



Common Themes

- Existing number of amenities is adequate, but consider developing an access at Major Road/Totem Lane
- Increase parking at beach accesses for both cars and bicycles

- Maintain existing beach accesses and enhance safety, universal access, and wayfinding
- Encourage amenities such as outdoor shower, washrooms, public art, limited commercial, and storage or rental of recreational equipment
- Explore potential improvements at McMorran Park to make it a high quality public space

2) A Renewed Vision for Fowler and Lochside parks

The purpose of this workshop was to revisit the vision for Fowler Park and explore opportunities to coordinate the uses and services in Fowler and Lochside Parks as they are situated closely together and connected by the Lochside Trail. The concept plan created for Fowler Park in 2007 provide a starting point for the discussion.

Common Themes

- Revise the Fowler Park concept plan in conjunction with future planning for Lochside Park upgrades in order to create cohesive and complimentary parks that meet community needs
- When exploring options for Fowler Park consider:
 - Developing a mountain bike skills park for youth, bicycle amenities, splash park
 - Providing parking
 - Providing washrooms for park and trail users
 - Improving the connectivity to Lochside Trail and paving the trail to Lochside Park
- When exploring options for Lochside Park consider:
 - Improving safety for cyclists and pedestrians traveling along Lochside Trail which is next to Lochside Park's parking lot
 - Upgrading the washrooms
 - Assessing the location for tennis courts
 - Installing a pickle ball court
- Consider directing amenity contribution from the Aragon development to Fowler Park upgrades

5. HOUSING & LAND USE WORKSHOP SUMMARY

Attendance: 143

The community loves the low-key village atmosphere and the quiet and peacefulness it brings; however the need for increased housing options and affordability are key issues. There is a desire for rental housing, and affordable seniors and workforce housing. More local shops, services and amenities are also desired along with community meeting spaces, particularly in the village area. During the Housing & Land Use Workshop, the community discussed these challenges and possibilities, shared feedback on policy ideas, and identified key priorities and directions for:

- Housing Policy Ideas
- Cordova Bay Sub-Areas
- Village Area

2) Continuing the Village Planning Process

A key purpose of the Local Area Plan update is to strengthen planning for the Village area, and explore its future role in the next 30 years. This examination involves assessing potential land use change in the context of broader Official Community Plan (OCP) goals.

Building on what we heard in the Village Design Workshop in May 2018, the purpose of this workshop is to explore land use and housing ideas for the Village and take a closer look at the potential range of housing choices.

During the workshop, the following topics were discussed: defining the Village sub-area boundary, housing choice and diversity, affordable/non-market housing, land use and heights designations, protecting and enhancing the Village character, and design guidelines.

Participants were engaged in productive dialogue that results in mixed viewpoint; however, common themes emerged throughout the workshop.

Common Themes

- Concern for building heights and consideration of lower heights in some areas
- Maintain two-storey streetwall along Cordova Bay Rd
- Extend townhouses and low-density infill along Cordova Bay Rd
- Consider carefully transitions and step back upper storeys
- Enhance the public realm through design guidelines, building setbacks, landscaped boulevards, tree plantings, sidewalks and maintaining the human scale
- Ensure environmental protection of trees, coastal areas, and green space
- General support for expanding the Village sub-area boundary
- Provide more housing types in order to provide more options for all age groups and increase affordability, while maintaining the Village character and keeping trees
- Support affordable/non-market housing in key areas of the Village such as St. David by-the-Sea Anglican Church site, Community Club site, Saanich-owned site on Doumac, or incorporated into new developments
- Connect pockets of commercial along Cordova Bay Road between the Plaza and Mattick's Farm and consider mixed-use ground floor commercial.

