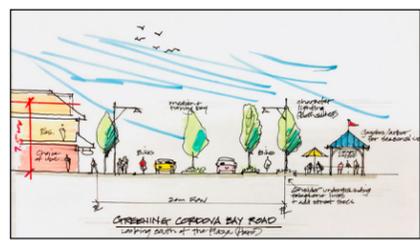


KEY PLAN DIRECTIONS



- 1 Create a strong, vibrant Village**
 - More housing close to shops and amenities
 - Village-scale design
 - Improved public realm
 - Places to meet and connect
- 2 Improvements to the Cordova Bay-Fowler-Sayward corridor**
 - Safe and convenient pedestrian crossings
 - Tame traffic
 - Sidewalks on both sides in Village
 - Define gateways
- 3 Strengthen beach accesses**
 - Improve beach access points
 - Add amenities to build sense of place
 - Adopt a wayfinding program
- 4 More diversity in housing choice**
 - More ground-oriented housing options
 - Encourage affordable housing opportunities
 - Mix of housing at Trio site
- 5 Maintain special character**
 - Two-storey streetwall along Cordova Bay Road
 - Maintain larger lot sizes
 - Street design that favours treed boulevards
 - Protect natural areas and trees
 - Maintain rural character of Lochside Trail
- 6 Honour First Nations**
 - Acknowledge Indigenous history
 - Collaborate to protect cultural sites and resources
 - Build relationships and open dialogue
 - Move toward a future of reconciliation



DRAFT CORDOVA BAY LOCAL AREA PLAN

With your input, a Draft Plan has been developed to manage land use and guide change in Cordova Bay over the next 20 to 30 years.

The draft Cordova Bay Local Area Plan seeks to maintain the unique seaside character of Cordova Bay while providing opportunity for modest growth and a wider range of housing types and sizes. The plan intends to strengthen the Village as the centre of the community.

Improvements to the public realm and better mobility connections will encourage walking and improve the ability to navigate to key public spaces and natural areas. This Draft Plan seeks to provide a roadmap for these changes while welcoming and strengthening connections to its Indigenous past.

IN-PERSON OPEN HOUSES ARE NOW SCHEDULED!



LEARN MORE AND LET US KNOW YOUR THOUGHTS!

VIRTUAL

saanich.ca/cordova

- View the Virtual Open House
- Read the Draft Plan
- Take the Survey
- Have a phone meeting with a planner

IN-PERSON OPEN HOUSES

In keeping with COVID-19 protocols, in-person Open Houses will be held:

GREEK ORTHODOX CHURCH HALL
4648 Elk Lake Drive, Saanich

Tuesday, October 6	10 am to 8 pm
Wednesday, October 7	10 am to 8 pm
Thursday, October 8	10 am to 8 pm

Please check saanich.ca/cordova for information on how to register and safely attend an in-person session.

WHAT DOES THE PLAN ADDRESS?

- Environment and Sustainability
- Village Plan
- Land Use
- Urban Design
- Transportation and Mobility
- Social and Cultural Well-Being
- Parks and Trails
- Economic Vibrancy

INFO

saanich.ca/cordova planning@saanich.ca 250-475-5471

Please contact us if you would like a paper copy of the survey mailed to you.

NEXT STEPS

Your feedback on the Draft Plan is important. Survey results and community feedback will be used to revise the Draft Plan. The revised Draft Plan and a summary of public input will then be presented to Saanich Council for consideration for adoption. As part of the adoption process, there will be further opportunities for public comment.

NEIGHBOURHOOD SUB-AREAS

Sayward

Support a comprehensive development plan for the Trio site with well-integrated transportation infrastructure and a range of housing types. Maintain large lot sizes adjacent to the rural area.

Ridge

Support modest opportunities for expanding housing options and community uses through the long-term development of a Ridge Node centred on Claremont School. Retain streetscape character of narrow treed streets.

Ridge Slope

Maintain large lot sizes and limit infill in the sensitive slope area. Consider geotechnical constraints and bylaw-protected trees in steep slope areas.

Sunnymead

While maintaining minimum lot sizes, support modest opportunities for expanding housing options with some infill compatible with current housing form. Improve pedestrian/cycling connections and support wayfinding.

Coastal

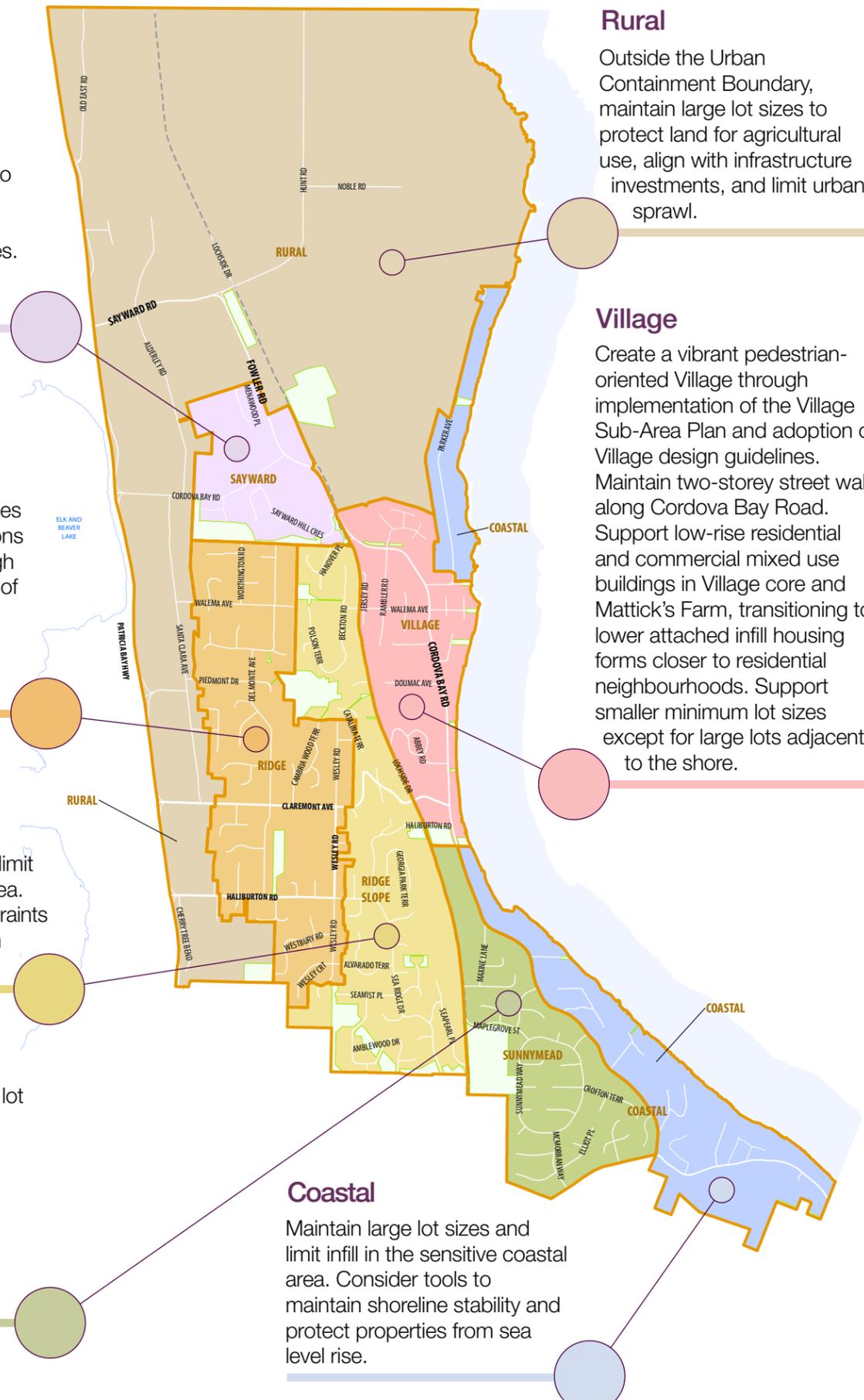
Maintain large lot sizes and limit infill in the sensitive coastal area. Consider tools to maintain shoreline stability and protect properties from sea level rise.

Rural

Outside the Urban Containment Boundary, maintain large lot sizes to protect land for agricultural use, align with infrastructure investments, and limit urban sprawl.

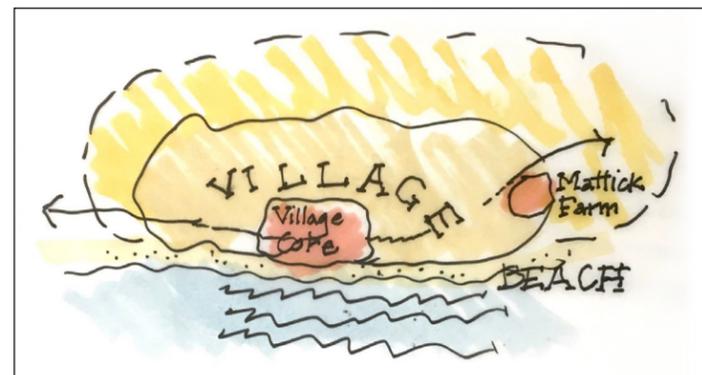
Village

Create a vibrant pedestrian-oriented Village through implementation of the Village Sub-Area Plan and adoption of Village design guidelines. Maintain two-storey street wall along Cordova Bay Road. Support low-rise residential and commercial mixed use buildings in Village core and Mattick's Farm, transitioning to lower attached infill housing forms closer to residential neighbourhoods. Support smaller minimum lot sizes except for large lots adjacent to the shore.



A PLAN FOR THE VILLAGE

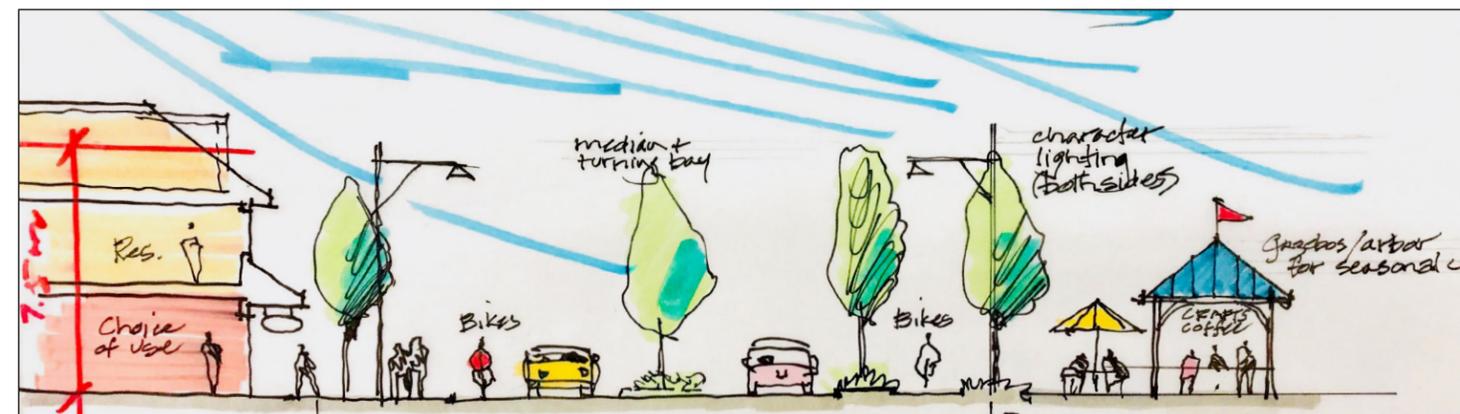
Village Boundary Concept based on walking distances and access to community amenities



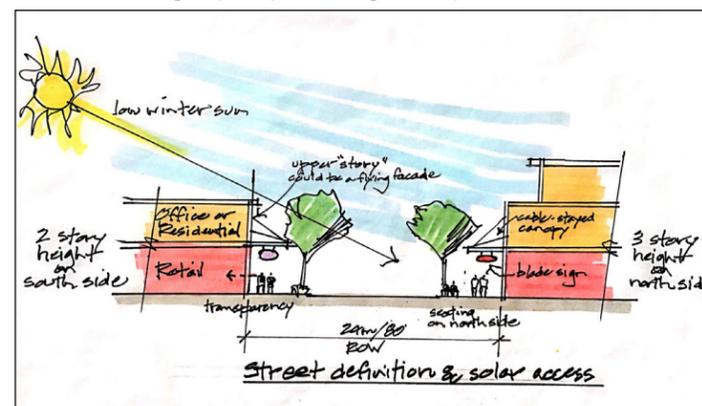
Expanding Housing Choice to suit a range of community needs



A Redesigned Cordova Bay Road that includes generous space for pedestrians, bike lanes and treed boulevards



New Guidelines for Building and Site Design to ensure a high quality of design and positive fit



Enhanced Beach Accesses that reflect each location's unique character

