

# Welcome

## Welcome to the Virtual Cordova Bay Local Area Plan Open House!

We have been working to update the local area plan (LAP) for your neighbourhood. This virtual open house will bring you up to date on the process and provide you with an opportunity to learn more and share your feedback on the Draft Plan.

Due to COVID-19, in-person public engagement has been delayed until Fall 2020 and will be modified to keep people safe. In advance, you are invited to access the following opportunities online:

- Review the Draft Plan
- See the Draft Plan's section on the **Village** and review the **Cordova Bay Village Design Guidelines**.
- Complete the Community Survey.

More opportunities to learn about the Draft Plan and provide feedback will be coming. Sign up for notifications and monitor the project website for more information.

[saanich.ca/cordova](https://saanich.ca/cordova)



# How it Works

## What is the Draft Local Area Plan?

The Cordova Bay Local Area Plan provides a vision, objectives and policies to guide decisions on planning and land use management for the next 20 to 30 years. It identifies how change and growth will happen over time. It builds on and implements the *Official Community Plan's* vision of environmental integrity, social well-being and economic vibrancy.

## Open House

The display boards are organized based on the themes outlined below and provide a summary of the key policies in the Draft LAP. For more detail, please review the Draft Plan on-line.

S1		Introduction
S2		Land Use
S3		Village Plan and Design Guidelines
S4		Transportation and Mobility
S5		Environment and Sustainability
S6		Parks, Open Space, Trails and Community Facilities
S7		Social and Cultural Well-Being
S8		Economic Vibrancy
S9		Taking Action, Tracking Progress
S10		Feedback and Next Steps

## How to learn more and provide your feedback:

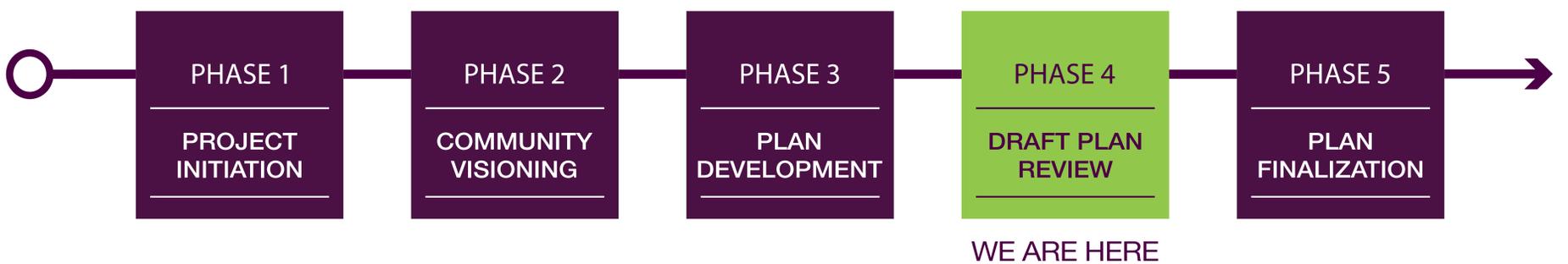
1. Review the display boards
2. Read the full Draft Plan
3. Email or call staff to ask questions or get clarification
4. Complete the survey online at [saanich.ca/cordova](http://saanich.ca/cordova) (you may request a paper survey to be sent if you prefer)
5. Send any additional comments you may have to [planning@saanich.ca](mailto:planning@saanich.ca)
6. In the Fall, attend an in-person open house when available

# Planning Process

## Planning Process Highlights

The update of the local area plan got underway in 2018, and has involved an extensive public engagement process. Here are some key highlights of the planning process.

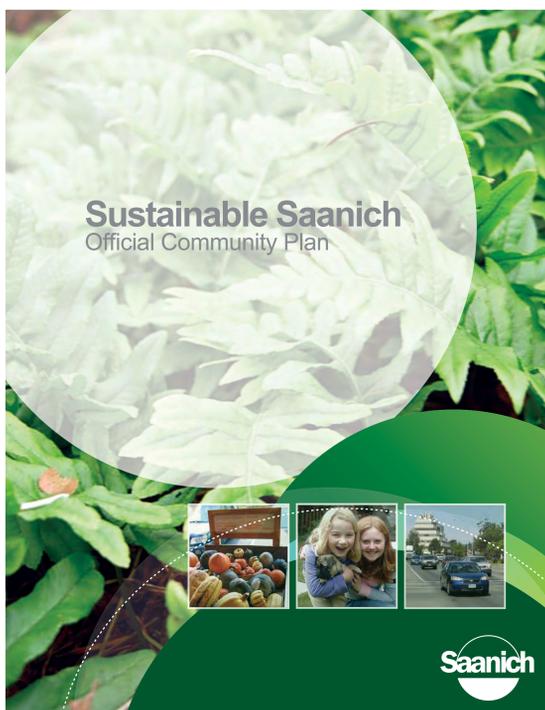
- Adoption of Terms of Reference by Council
- Saanich Talks speaker series events
- Community visioning open houses (309 attendees)
- Visioning survey (194 respondents)
- Village Design Workshop (187 participants)
- Topic area workshops (350 attendees)
- Community Meeting with **WSÁNEĆ** Nations
- Advisory Committee meetings (10)



## How will the Plan be used?

The Cordova Bay Local Area Plan is used by Council, community members, staff and the development community to guide and evaluate potential change. This guidance extends to the evaluation of development applications, capital projects and community initiatives and programs.

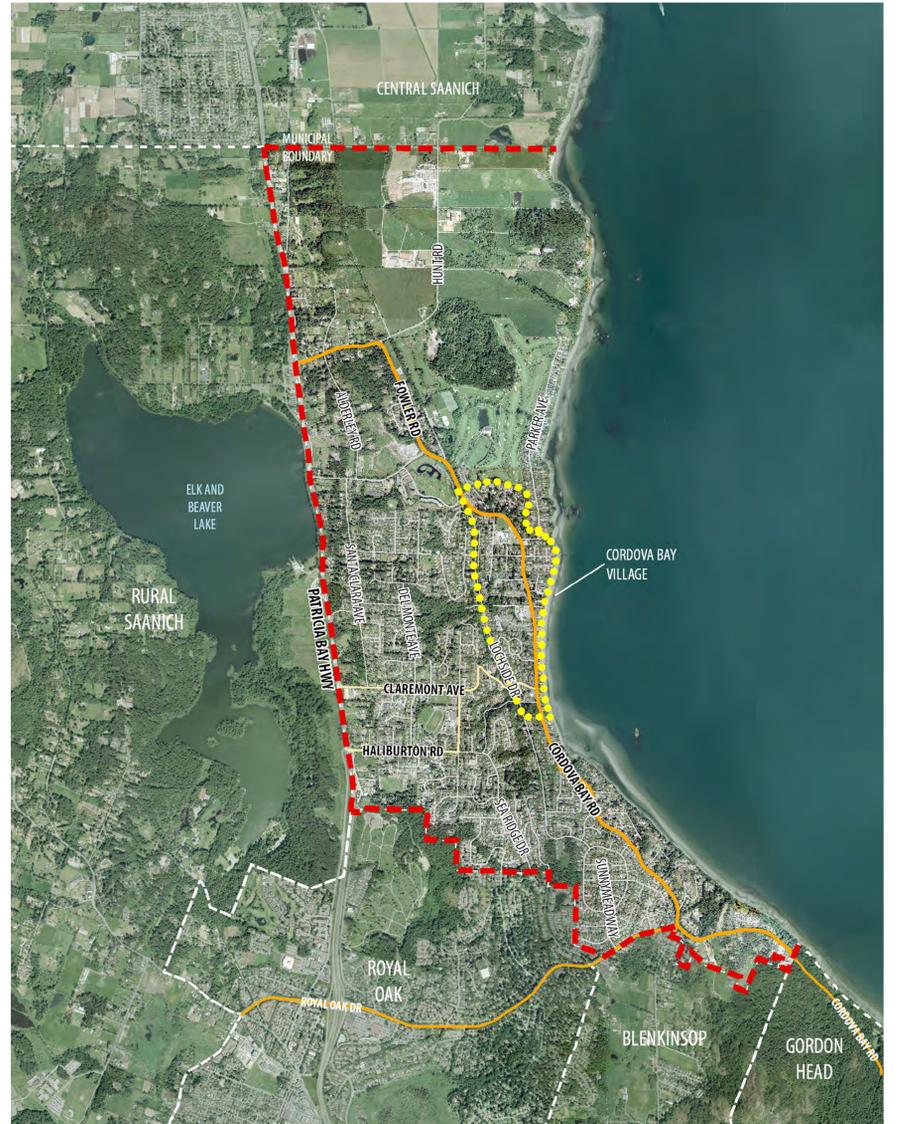
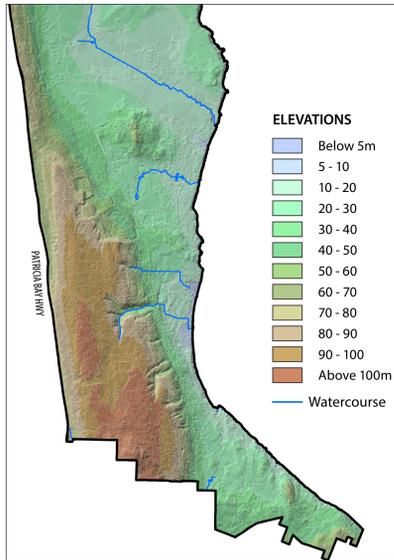
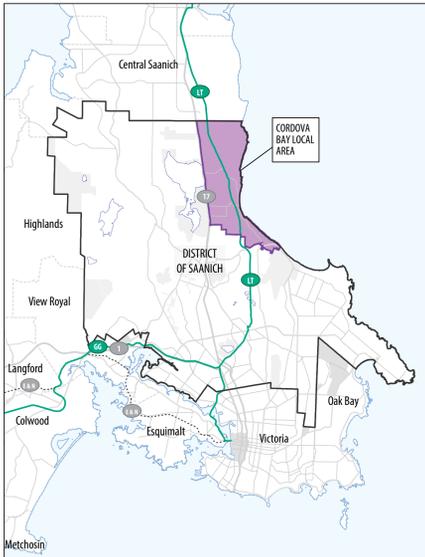
The Cordova Bay Local Area Plan is part of Saanich's *Official Community Plan (OCP)*. The Local Area Plan provides detailed guidance at the neighbourhood level, aligning with and building on the broad directions of the OCP.



# Local Area Context

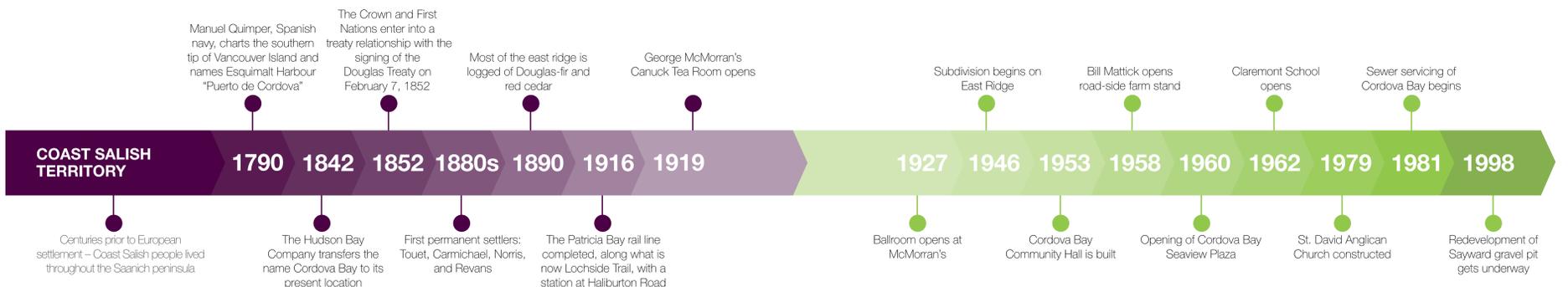
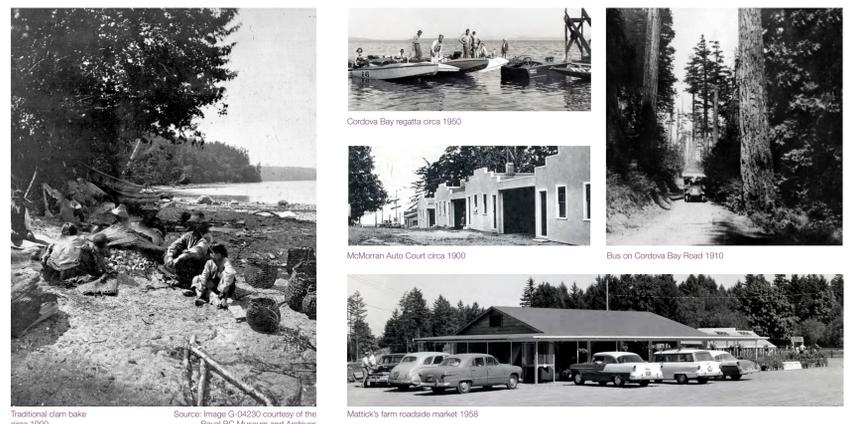
## Plan Area

Cordova Bay is the only local area in Saanich which is both significantly urban and rural, each making up half of the 890 ha. The key topographical feature is the ridge running north-south. To the east, the beach and Haro Strait are key focal points.



## History

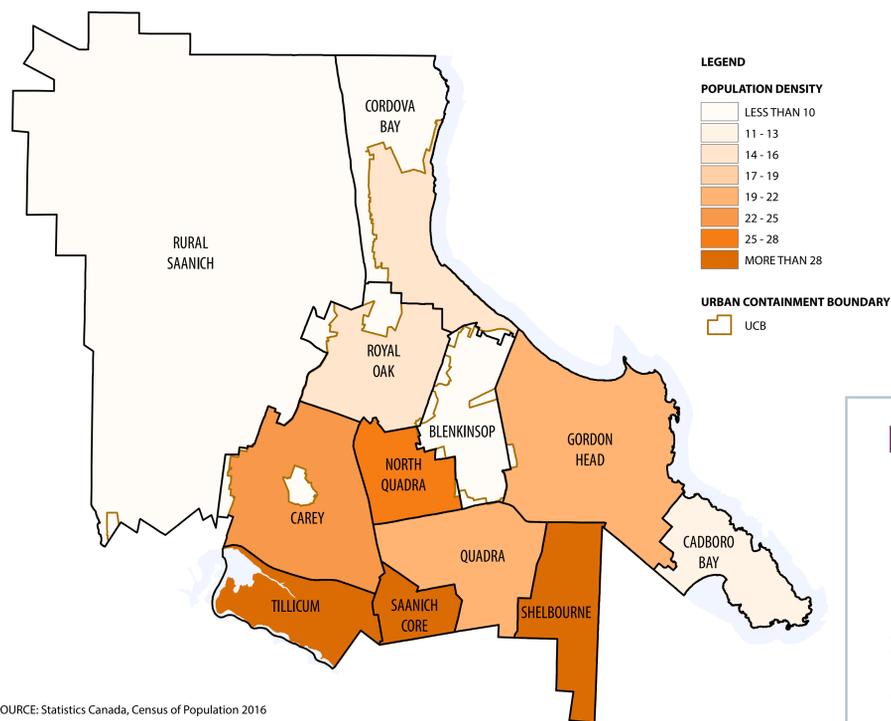
Before colonial settlement, the area was the site of a traditional First Nations village called **TEL,ILĆE** in **SENĆOŦEN** and **čəlilč** as written by Lekwungen speakers. The first European settlers came in the 1880s and the area became a popular summer retreat. Servicing of the area in early 1980s led to extensive subdivision of residential lots.



# Local Area Characteristics

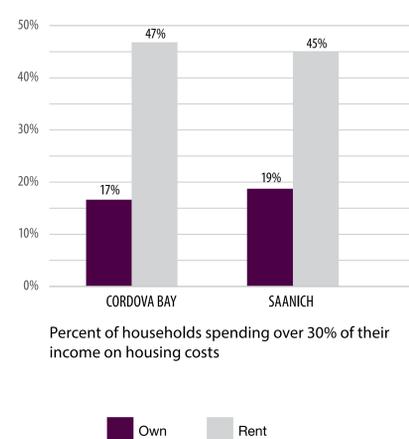
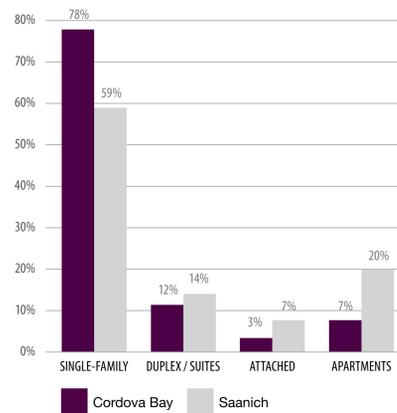
## About the Area

### Population Density



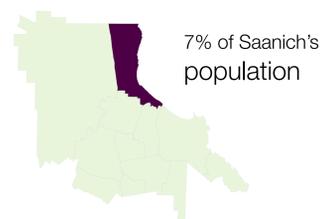
SOURCE: Statistics Canada, Census of Population 2016

### Housing



### Demographic Profile

Population



Median Age

52.4 yrs

44.5 yrs



Cordova Bay

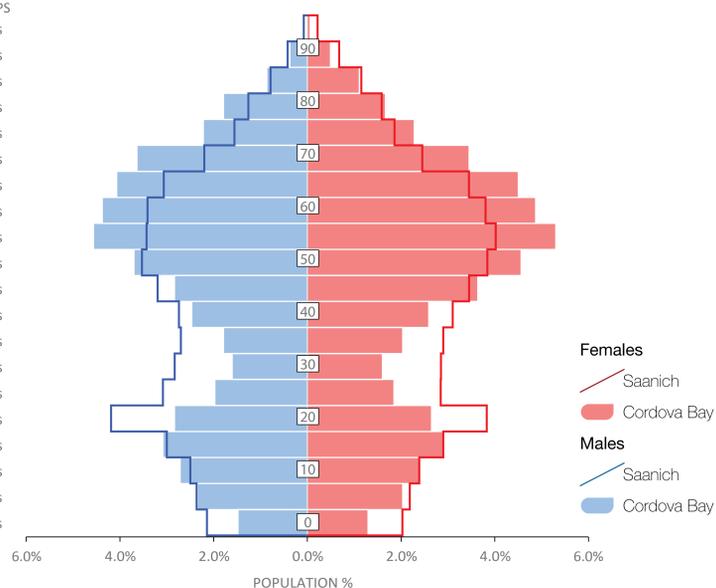


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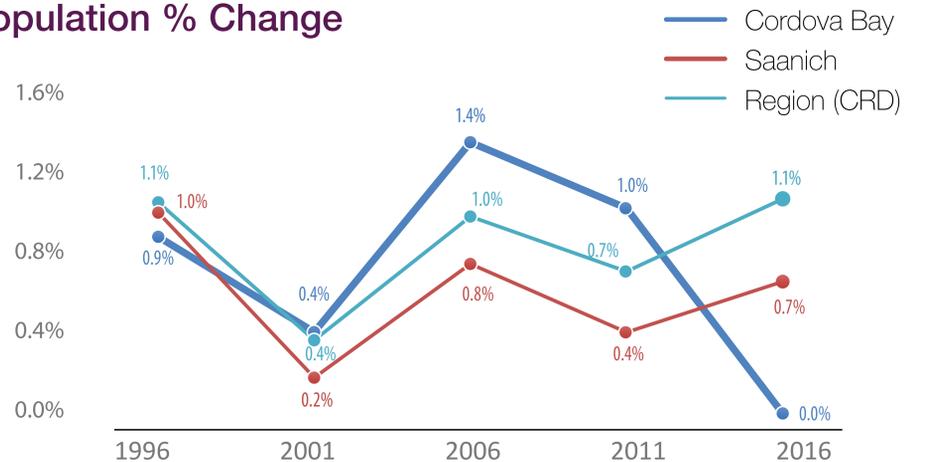
### Age Cohorts

AGE GROUPS

- 95 to 99 years
- 90 to 94 years
- 85 to 89 years
- 80 to 84 years
- 75 to 79 years
- 70 to 74 years
- 65 to 69 years
- 60 to 64 years
- 55 to 59 years
- 50 to 54 years
- 45 to 49 years
- 40 to 44 years
- 35 to 39 years
- 30 to 34 years
- 25 to 29 years
- 20 to 24 years
- 15 to 19 years
- 10 to 14 years
- 5 to 9 years
- 0 to 4 years



### Population % Change



### Household Size

2.5



Cordova Bay

2.4



Saanich

### Households with Children

40.4%



Cordova Bay

37.5%



Saanich

### Visible Minorities

20%



Cordova Bay

22%



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### Median Household Income

\$106,214



Cordova Bay

\$77,282



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### Low-Income Households

1.3%



Cordova Bay

7.8%



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### Indigenous Population

1.6%



Cordova Bay

3.1%



Saanich

# Key Plan Directions

1

## Create a strong, vibrant Village

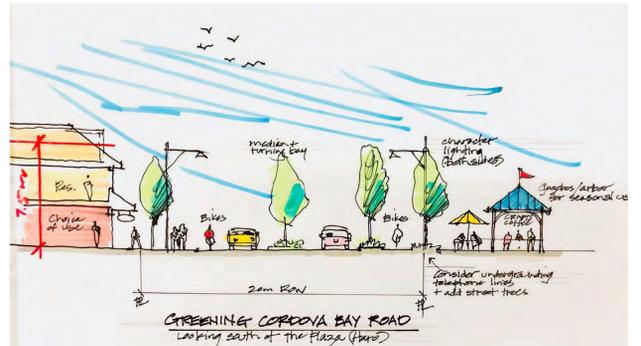
- More housing close to shops and amenities
- Village-scale design
- Improved public realm
- Places to meet and connect



2

## Improvements to the Cordova Bay-Fowler-Sayward corridor

- Safe and convenient pedestrian crossings
- Tame traffic
- Sidewalks on both sides in the 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



# Community Vision

The Community Vision is a statement of the kind of future to which a community aspires. It seeks to communicate a sense of purpose and serve as a guiding beacon over the 30-year time horizon of the Plan. It also considers the *Official Community Plan* and reflects on broader Saanich-wide goals and responsibilities.

The vision for Cordova Bay includes:

- A strong village and public places to gather
- Housing for a diversity of people
- Efficient public transit
- A place of great natural beauty
- Improved walkability and better pedestrian experience
- Lots of tree cover
- Affordable housing options
- Low impact from traffic
- A scale that is “village-like”
- Vibrant shops
- Less car dependency
- Preserving the village, rural, beach character
- Improved and celebrated access to the beach
- Recognizing and respecting Indigenous history and culture.



## Cordova Bay Vision

*Cordova Bay is a community by the sea known for its great natural beauty, vibrant walkable Village, diverse range of housing types, beaches, and public spaces that is enjoyed by people of all ages and backgrounds who celebrate and honour a true, rich history.*

# Land Use

Land use objectives are to protect neighbourhood character and to help realize the community vision while implementing *Official Community Plan (OCP)* goals.

Cordova Bay will continue to be a primarily residential and rural area within the 20 to 30 year time frame of the Plan. The key changes in land use are proposed for the Village and Trio site. Focusing growth in the Village will help provide more housing options walkable to services and local commercial. Draft design guidelines have been developed to ensure that new development is a good fit for Cordova Bay.

Modest change is proposed for residential neighbourhoods. For most areas, there are opportunities for smaller unit sizes and different forms of tenure to expand housing choice.

## OBJECTIVES

- A. Focus new growth within the Village to support more housing choices, a greater range of shops and services, and public realm improvements
- B. Maintain the Village scale with a low-rise building form
- C. Support redevelopment of the former Trio site to include a range of types and tenures of housing and community amenities
- D. Maintain larger lot sizes and limit infill in the sensitive slope and coastal areas
- E. Encourage ground-oriented infill housing opportunities that are sympathetic to neighbourhood character
- F. Restrict development outside the Urban Containment Boundary



Sayward Hill



Trio site



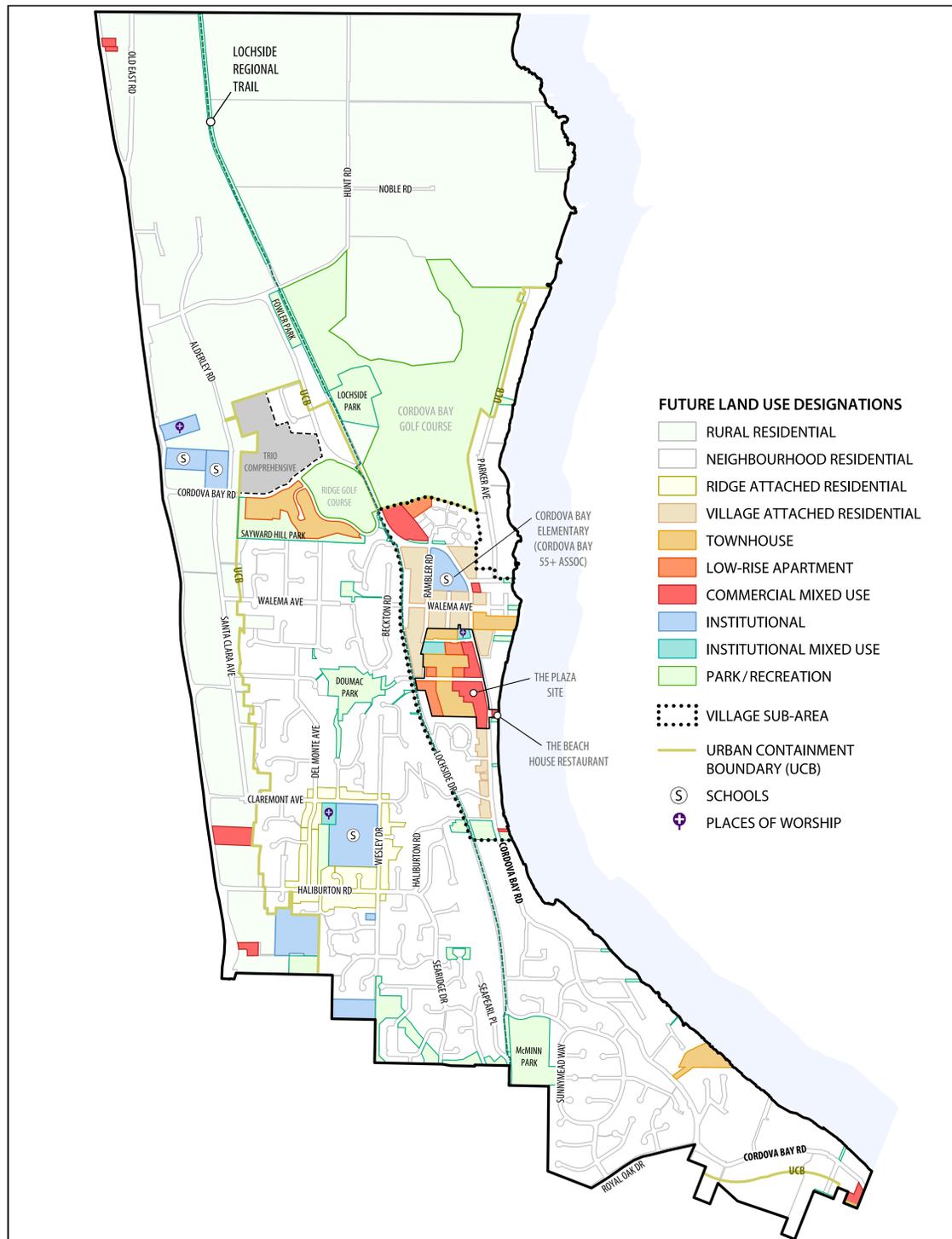
Fable Beach Estates

## Policy Summary

- Support a range of residential and commercial low-rise and attached housing forms in the Village
- Support the development of a Ridge node in the area around Claremont Secondary School where modest increases in housing choice would be supported
- Support a redevelopment plan for the Trio site that integrates well into the community and provides a mix of housing types and community uses
- Assess potential impacts of new development on active transportation networks, traffic flows, infrastructure capacity, ecological assets, trees, land use and building transitions, public views, shadowing and shading, and geotechnical conditions
- Increase awareness of the responsibility of developers to protect archeological sites and artifacts and encourage compliance under the *Heritage Conservation Act*
- As larger properties redevelop, look at opportunities to improve pedestrian connections and network connectivity
- Support reduced parking requirements for residential infill in order to support low-carbon growth and adequate space for landscaping
- Maintain Cordova Bay as a low-rise community (four storeys and lower) outside of master planned developments at Sayward Hill and Trio
- Create design guidelines for residential infill to ensure high quality design

# Future Land Use

## Future land use designations



## Future land use and building height designations

Land Use Designation	Building Type and Use	Building Height	Floor Space Ratio (FSR*)
Rural Residential	Single detached dwelling	Up to 2 storeys	As per zoning
Neighbourhood Residential	Single detached; secondary suite or garden suite; low-density infill (described in sub-area policies)	Up to 2 storeys	Up to 0.5
Ridge Attached Residential	Single detached; secondary suites and/or garden suites; houseplex; single-row townhouse or rowhouse; innovative housing forms	Up to 2.5 storeys	Up to 0.7
Village Attached Residential	Single detached; secondary suites and/or garden suites; multi-unit residential buildings, mostly ground-oriented, including courtyard, houseplex, and attached housing; innovative housing forms	2 to 3 storeys	Up to 0.9
Townhouse	Attached units, mostly ground-oriented, strata or fee simple	3 to 4 storeys	Up to 1.1
Low-Rise Apartment	Multi-unit residential buildings including low-rise apartment and stacked townhouse	3 to 4 storeys	Up to 1.5
Commercial Mixed Use	Low-rise commercial and residential multi-unit buildings with ground-floor commercial	3 to 4 storeys	Site specific
Institutional	Municipal, provincial, or federal buildings, utilities, and community uses	3 to 4 storeys	Site specific
Institutional Mixed Use	Buildings with institutional, community recreation, residential, and commercial uses	3 to 4 storeys	Site specific
Park/Recreation	Parks, trails, natural areas, plazas, and structures ancillary to park use	Site specific	Site specific

\* FSR is the ratio of floor space of a building to the lot area and is a measure of density

# Understanding Housing Types

Housing in Cordova Bay is characterized by single family detached homes on large residential lots with pockets of higher-density development. There is a limited supply of many types of housing including rental units, smaller units, affordable housing, and ground-oriented housing (such as townhouse, and house-plexes).

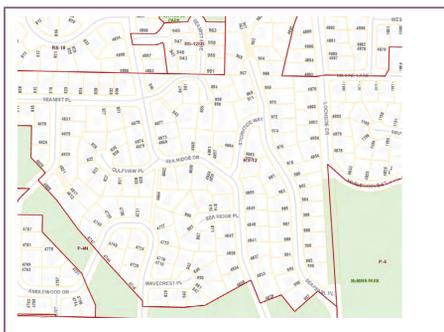
The figure below illustrates a range of housing types. The boards that follow provide policy direction for suitable locations where each may be considered.

## HOUSING TYPOLOGIES: OPTIONS FOR EXPANDING HOUSING CHOICE

Housing Typology	Example Photo	Example Plan View	Example Diagram
<b>Single Detached</b> <ul style="list-style-type: none"> <li>One principal unit, with secondary suite permitted under zoning</li> </ul>			
<b>Single Detached (+ Garden Suite)</b> <ul style="list-style-type: none"> <li>One principal unit and one detached garden suite</li> </ul>			
<b>Duplex/Semi-detached</b> <ul style="list-style-type: none"> <li>Single adjoined building divided into two principal units on one lot (strata) OR two lots (freehold)</li> <li>Unit arrangement: side by side OR front to back OR up and down</li> <li>Could be developed as conversion from an existing Single Detached House to a Duplex or Semi-detached dwelling</li> <li>A small number of duplexes are currently located in Cordova Bay</li> </ul>			
<b>Triplex</b> <ul style="list-style-type: none"> <li>Three attached principal units on a shared lot (strata)</li> <li>Often designed with a house-like form with similar overall size to the neighbouring houses</li> <li>Could be developed as conversion from an existing Single Detached House to a Triplex</li> </ul>			
<b>Fourplex</b> <ul style="list-style-type: none"> <li>Four attached principal units on a shared lot (strata)</li> <li>Often designed with a house-like form with similar overall size to the neighbouring houses</li> <li>Could be developed as conversion from an existing Single Detached House to a Fourplex</li> </ul>			
<b>Attached Residential</b> <ul style="list-style-type: none"> <li>Five or more attached principal units on a shared lot (strata)</li> <li>Ground-oriented attached housing forms including, cluster, houseplex, rowhouse, townhouse, and other attached housing forms; innovative housing</li> </ul>			
<b>Townhouse/Rowhouse</b> <ul style="list-style-type: none"> <li>Attached units on a shared lot (strata) OR on separate lots (freehold); up to 3 storeys</li> <li>Ground oriented units, which include individual exterior entrance and private outdoor space</li> <li>There are examples of townhouse in Sayward Hill and the Village sub-areas</li> </ul>			
<b>Stacked Townhouses</b> <ul style="list-style-type: none"> <li>Units are stacked on top of each other (strata)</li> <li>Up to 3 storeys, on a shared lot</li> <li>Ground oriented units, which include individual exterior entrance and may include private outdoor space</li> <li>May be developed in one row or two parallel rows, and may include an option for suites added to lower level</li> </ul>			
<b>Low Rise Apartment</b> <ul style="list-style-type: none"> <li>Up to 4 storeys, with a shared main entrance, stacked units (strata)</li> <li>There are examples of low rise apartments east of Mattick's Farm and in Sayward Hill sub-area</li> </ul>			
<b>Medium Rise Apartment</b> <ul style="list-style-type: none"> <li>5 to 8 stories, with a shared main entrance, stacked units (strata)</li> <li>There are examples of medium rise apartments in the Sayward Hill sub-area including the tallest building at eight storeys (the Pinnacle, completion 2019). Another example is the 5 storey apartment, off of Cordova Bay Road, in the Village sub-area</li> </ul>			

# Expanding Housing Options

The Draft LAP provides opportunities for more housing options while preserving the unique, large-lot character of Cordova Bay. These need to be considered alongside reduced parking requirements and standards for high-quality design. The following are proposed policy changes to allow for a broader range of housing types, unit sizes, prices, and tenures within Cordova Bay.

	<p><b>1. Maintain lot sizes</b></p> <ul style="list-style-type: none"> <li>• No change is proposed to minimum lot sizes that will impact subdivision in most areas</li> <li>• Smaller lot sizes supported in Village and parts of Ridge</li> </ul>
	<p><b>2. Two units per lot</b></p> <ul style="list-style-type: none"> <li>• In all areas where secondary suites and garden suites are permitted, support duplex through the rezoning process</li> <li>• Provides opportunity for smaller unit sizes and home ownership</li> </ul>
	<p><b>3. Fourplexes on corner lots</b></p> <ul style="list-style-type: none"> <li>• Support up to four-unit houseplexes on corner and double fronting lots in some areas</li> <li>• Not to exceed the floor area of single detached homes</li> </ul>
	<p><b>4. Three units per lot</b></p> <ul style="list-style-type: none"> <li>• In areas within the Village, support houseplexes up to three units on a lot</li> <li>• Not to exceed the floor area of single detached homes</li> </ul>
	<p><b>5. Attached housing in the Ridge node</b></p> <ul style="list-style-type: none"> <li>• In the block around the secondary school, support ground-oriented attached housing</li> <li>• Houseplex, single-row townhouse/rowhouse, attached housing</li> <li>• Innovative housing forms, slightly higher density than single family</li> </ul>
	<p><b>6. Attached housing in the Village</b></p> <ul style="list-style-type: none"> <li>• In areas within the Village, support mostly ground-oriented attached housing</li> <li>• Courtyard housing, houseplex, attached housing</li> <li>• Innovate housing forms</li> </ul>
	<p><b>7. Low-rise apartment and townhouse in Village</b></p> <ul style="list-style-type: none"> <li>• In Village Core and Mattick's Farm, support multi-unit residential buildings</li> <li>• Townhouse, mostly ground-oriented, strata or fee simple</li> <li>• Ground-floor commercial mixed-use supported in some areas</li> </ul>

# Neighbourhood Sub-Areas

The draft Local Area Plan divides Cordova Bay into seven planning sub-areas. The plan aims to provide a consistent planning approach for each sub-area based on unique features and characteristics. The boards that follow summarize policy direction for each sub-area.

## Sub-Areas Map



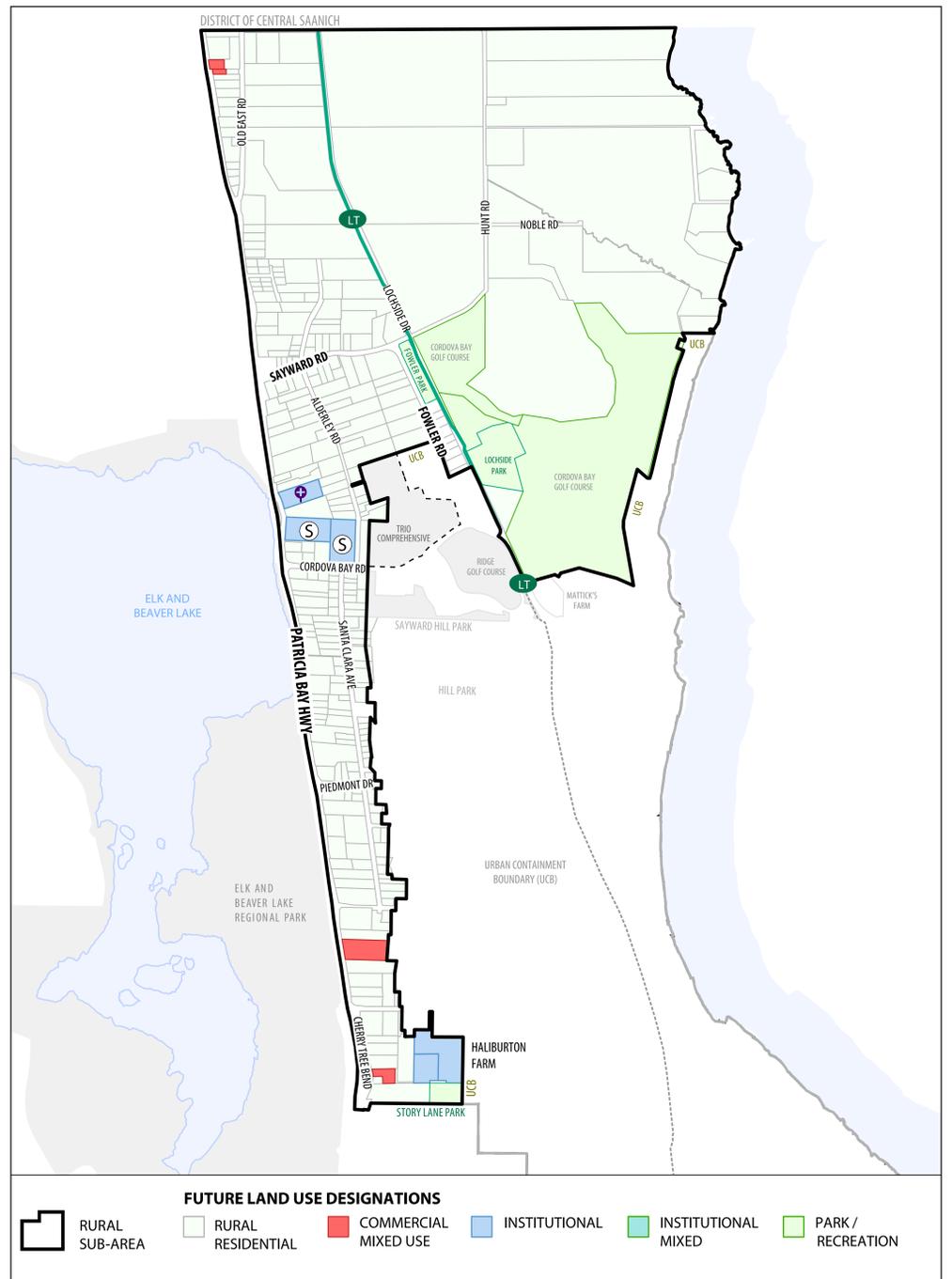
# Rural Sub-Area

The Urban Containment Boundary defines the edge of the urban area and aligns with long-term planned infrastructure investments for water and sewer.

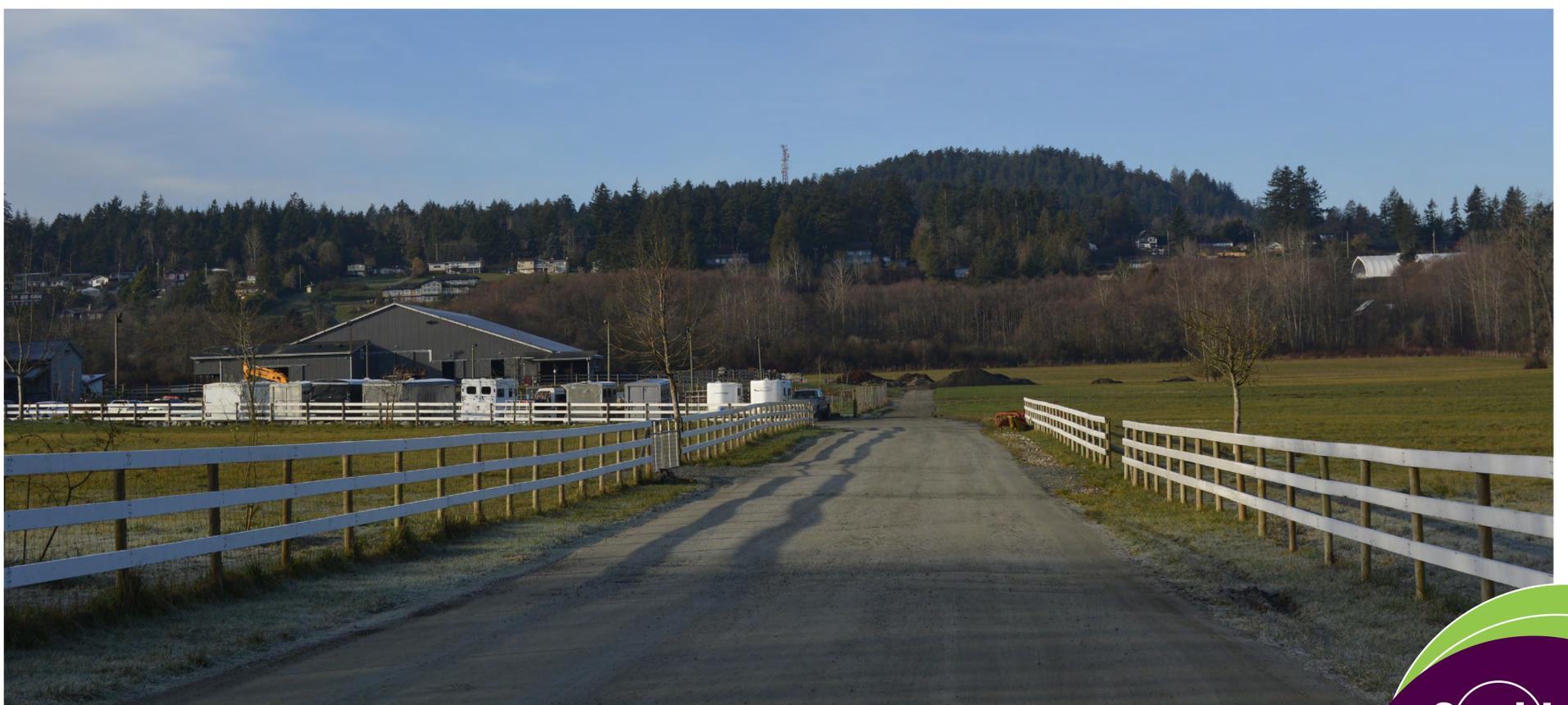
The land use objectives for the rural area are to maintain large lot sizes, protect land for agricultural use, and limit urban sprawl.

## Policy Summary

- Maintain a minimum lot size of 2.0 ha outside the Urban Containment Boundary.
- Do not support applications to adjust the Urban Containment Boundary.
- Support efforts by agricultural operators to develop and sustain viable farm operations.



Rural Land Use Designations

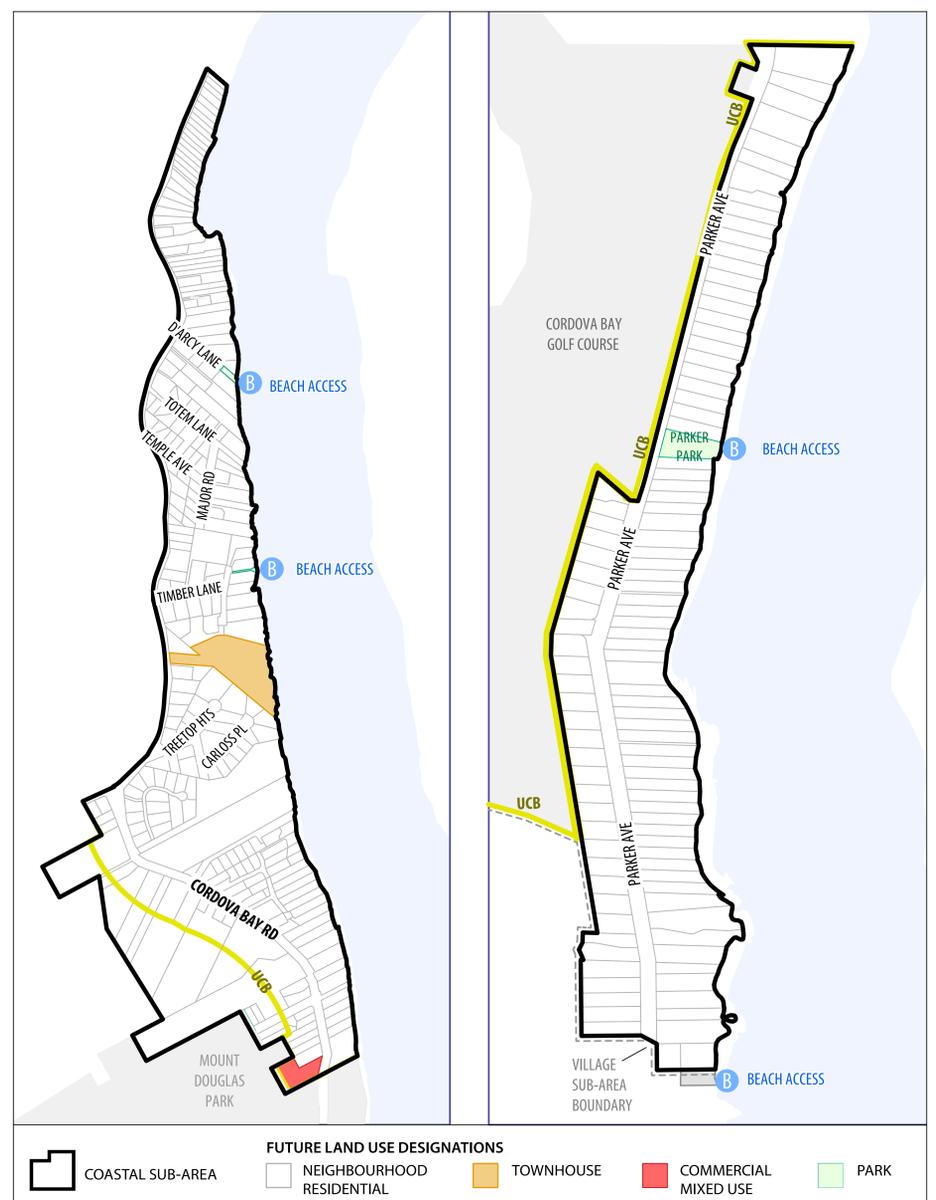


# Coastal Sub-Area

The areas designated as Coastal are some of the most environmentally sensitive in the District. In the 1970s and prior to sewer servicing, the minimum lot size in Cordova Bay was increased to 2 ha to restrict development and address problems with septic systems. The RS-18 zoning in this area is a remnant of this decision.

Waterfront lots are vulnerable to shoreline stability and sea level rise. Saanich continues to plan for the long term impacts of sea level rise and climate change to coastal areas.

The plan aims to retain large minimum lot sizes and limit infill to protect properties from erosion, slope failure, sea level rise and other hazards. Site planning should also take into consideration views from public and private viewpoints.



Coastal Land Use Designations



## Policy Summary

- Maintain a minimum lot size of 930 m<sup>2</sup> in the Coastal sub-area.
- For properties designated Neighbourhood Residential in the Coastal Sub-Area (Map 5.4), support the following uses within the allowable density for detached homes:
  - duplex.
- Undertake sea level rise mapping and assess potential impacts on Cordova Bay coastal areas as part of long-term planning for the impacts of climate change.
- Consider tools to address marine shoreline stability during development to protect properties from erosion, sea level rise, slope failure, stormwater drainage, and other hazards.

# Sayward Sub-Area

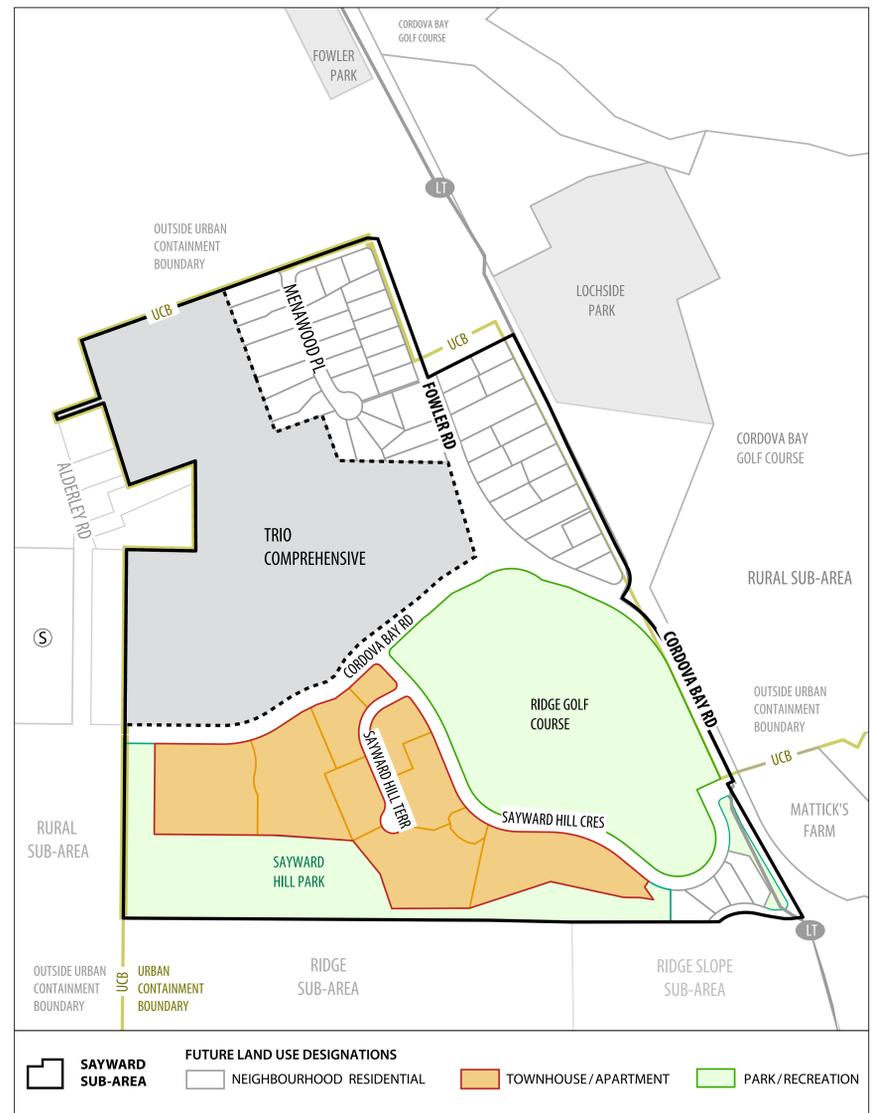
The Sayward sub-area provides much of the existing multi-family housing in Cordova Bay. Within the Sayward Hill site, the construction of the eight-storey Pinnacle has completed this masterplanned development.

The Trio site, a former gravel pit, has remained in a holding pattern for the term of the previous local area plan. The owner has submitted an application for a comprehensive mixed residential development and is preparing additional information for consideration by Council through the rezoning process. It is expected that a mix of housing types will be proposed.

The single family residential lots in this area are adjacent to the rural area. To provide a transition to adjacent rural areas, the plan recommends maintaining large lot sizes.

## Policy Summary

- Maintain a minimum lot size of 930 m<sup>2</sup> in the Sayward sub-area to provide a transition to the rural area.
- For properties designated Neighbourhood Residential in the Sayward Sub-Area, support the following uses within the allowable density for detached homes:
  - duplex.
- Support a site-specific comprehensive development plan for the Trio site that addresses well-designed facilities for pedestrian and cycling mobility to and through the site, access to transit, connections to key community destinations, and vehicle circulation including access to Highway 17.
- On the Trio site, support a range of housing types, a range of ownership tenures, affordable and not-for-profit housing, and community institutional space that is beneficial to the residents of the Trio site and to the broader community.
- Support the development of rental housing units as part of the redevelopment of the Trio site to increase the availability of rental housing in Cordova Bay.
- Consider and seek to maintain public views from Cordova Bay Road toward Haro Strait when undertaking site planning for the Trio site.



Sayward Land Use Designations

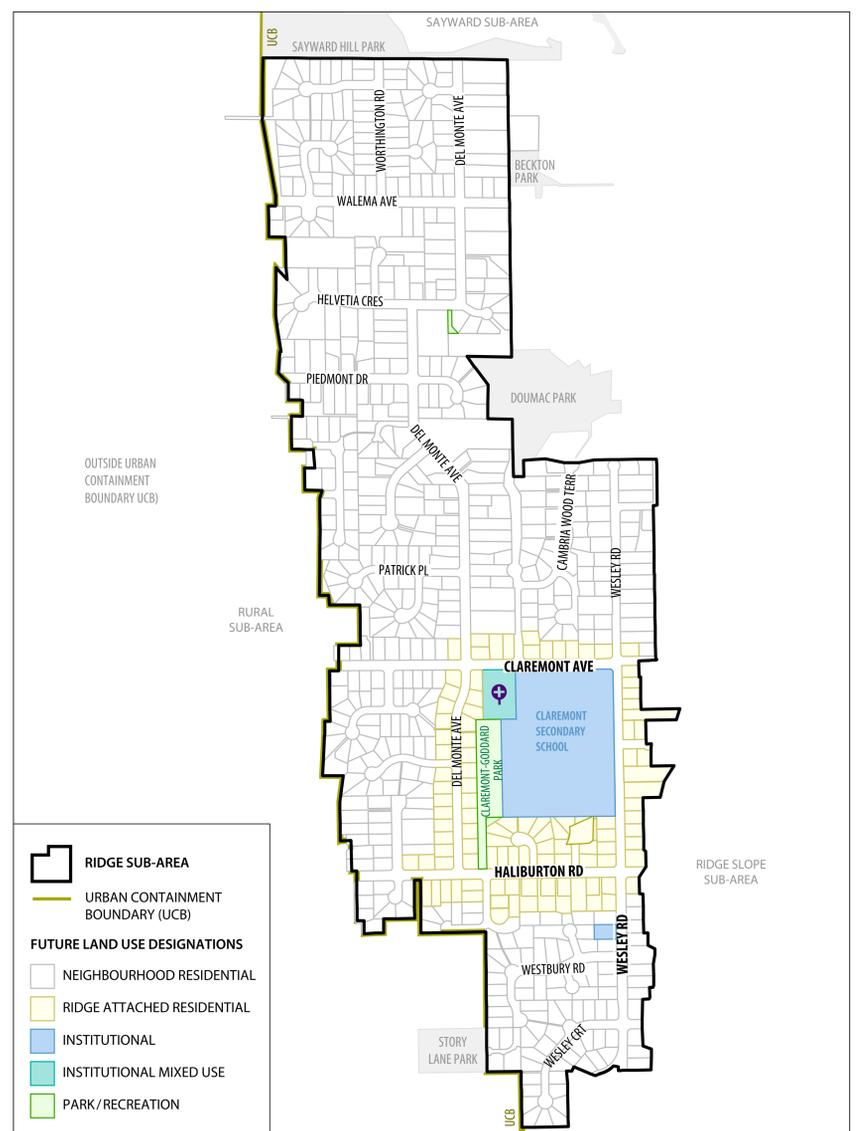
# Ridge Sub-Area

The Ridge with its rhythm of large lots, mature trees, narrower roadways, and views of the ocean, exemplifies the character of Cordova Bay that many love. Claremont Secondary and Cordova Bay United Church which serve as community focal points.

While there is general support from the community to maintain the large-lot character of the Ridge, there was also support for adding more ground-oriented housing options that can provide smaller dwelling units.

While there is a basic level of transit service, the Ridge is mostly car-dependent. There is a fairly large population without access to shops within a reasonable walking distance.

The aim of the plan is to establish the beginning of a node on the Ridge in the block surrounding Claremont Secondary (designated as Ridge Attached Residential). The node would allow more housing options and a greater variety of unit sizes while remaining sympathetic to neighbourhood character. Appropriate small-scale commercial activity may also be considered.



Ridge Land Use Designations

## Policy Summary

- Allow subdivision of lots to a minimum of 665 m<sup>2</sup> and 930 m<sup>2</sup> for panhandles as long as all lots average 930 m<sup>2</sup>.
- Allow a minimum lot size of 560 m<sup>2</sup> in the area designated as Ridge Attached Residential.
- For properties designated Neighbourhood Residential, support the following uses within the allowable density for detached homes:
  - duplex
  - houseplex up to four units on corner and double-fronting lots.
- Support the development of a future node on the Ridge centred around Claremont Secondary School and the Cordova Bay United Church by:
  - Expanding the range and accessibility of community uses;
  - Supporting small-scale commercial uses;
  - Expanding the range of housing options compatible with neighbourhood character;

- Improving active transportation and transit facilities; and,
- Adding new centrally-located public space.
- For areas designated Ridge Attached Residential (Map 5.6), support a range of ground-oriented housing types including houseplexes, single-row townhouse/rowhouse and other innovative housing forms.
- Consider increased density, height, and a broader range of uses than permitted in current zoning for church and school institutional sites where affordable housing or community services will be provided.

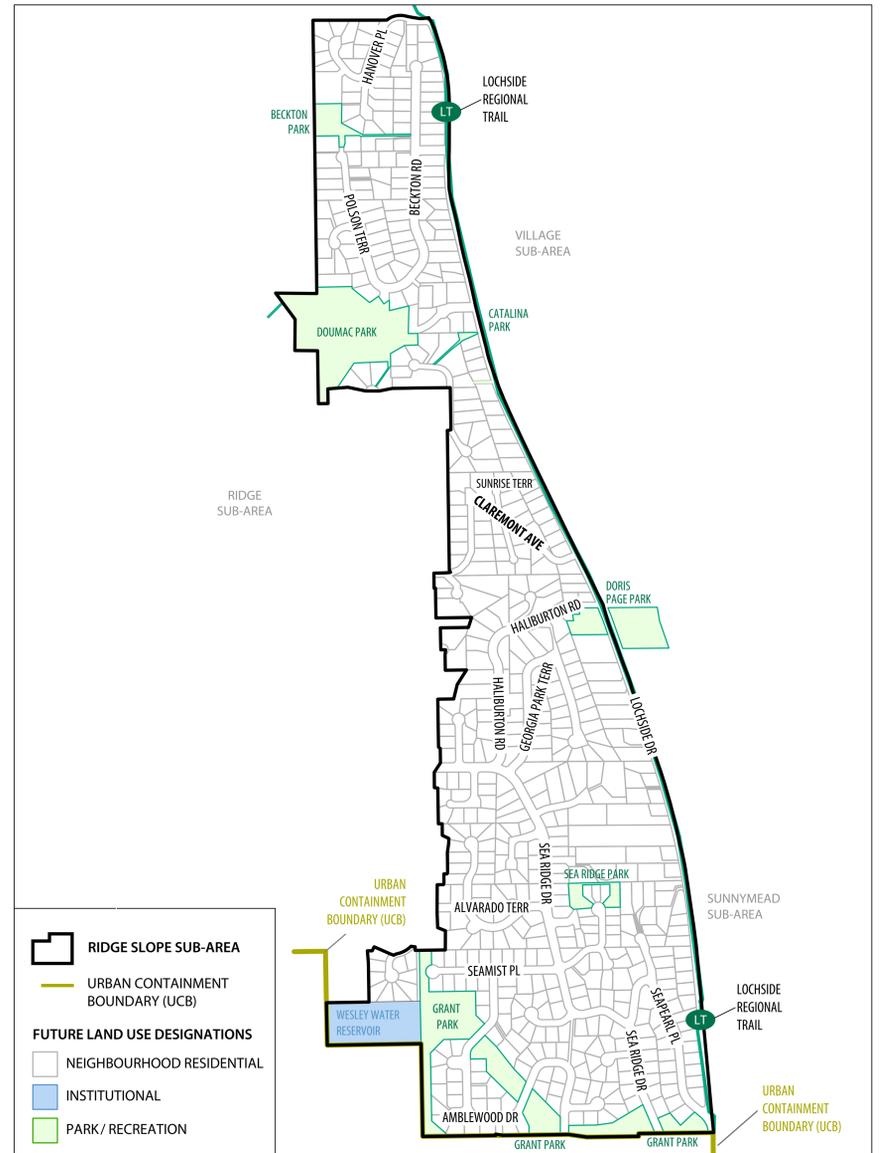
# Ridge Slope Sub-Area

The Ridge Slope is an area with environmental sensitivity and slope stability issues. The plan aims to maintain larger lot sizes and limit infill to support slope stabilization.

Development in this area will be subject to geotechnical engineering study of potential impacts on slope stability. The *Tree Protection Bylaw* requires a permit for any tree removal within the steep slope area.

## Policy Summary

- Maintain a minimum lot size of 930 m<sup>2</sup> in the Ridge Slope Sub-Area (Map 5.7).
- For properties designated Neighbourhood Residential in the Ridge Slope Sub-Area (Map 5.7), support the following uses within the allowable density for detached homes:
  - duplex.



Ridge Slope Land Use Designations





# Village Sub-Area Plan

The community vision is for a vibrant, complete, walkable Village where people can shop and connect with their neighbours. The key objectives for land use in the Village are to provide multi-unit residential and commercial mixed use in the Village Core, and encourage sensitive infill adjacent to the Core. Draft urban design guidelines have been developed to ensure a good fit. Improving the public realm is an important part of a successful Village.

## OBJECTIVES

- A. Transition the Village to a pedestrian-oriented hub with an attractive public realm
- B. Support housing options for a range of lifestyles and needs
- C. Support Cordova Bay Road as a multi-modal street that is a central component of a dynamic Village node
- D. Concentrate commercial activity in Village Core and Mattick's Farm nodes
- E. Strengthen the connection between the commercial nodes
- F. Ensure a high standard of urban design that reflects the identify and assets of the area
- G. Ensure sensitive transitions of building heights from the Village core to adjacent neighbourhoods
- H. Improve connections and wayfinding to the beach and key destinations
- I. Reinforce the Village scale and a strong sense of place
- J. Respect and honour the original First Nations village site and its remaining legacies

## Policy Summary

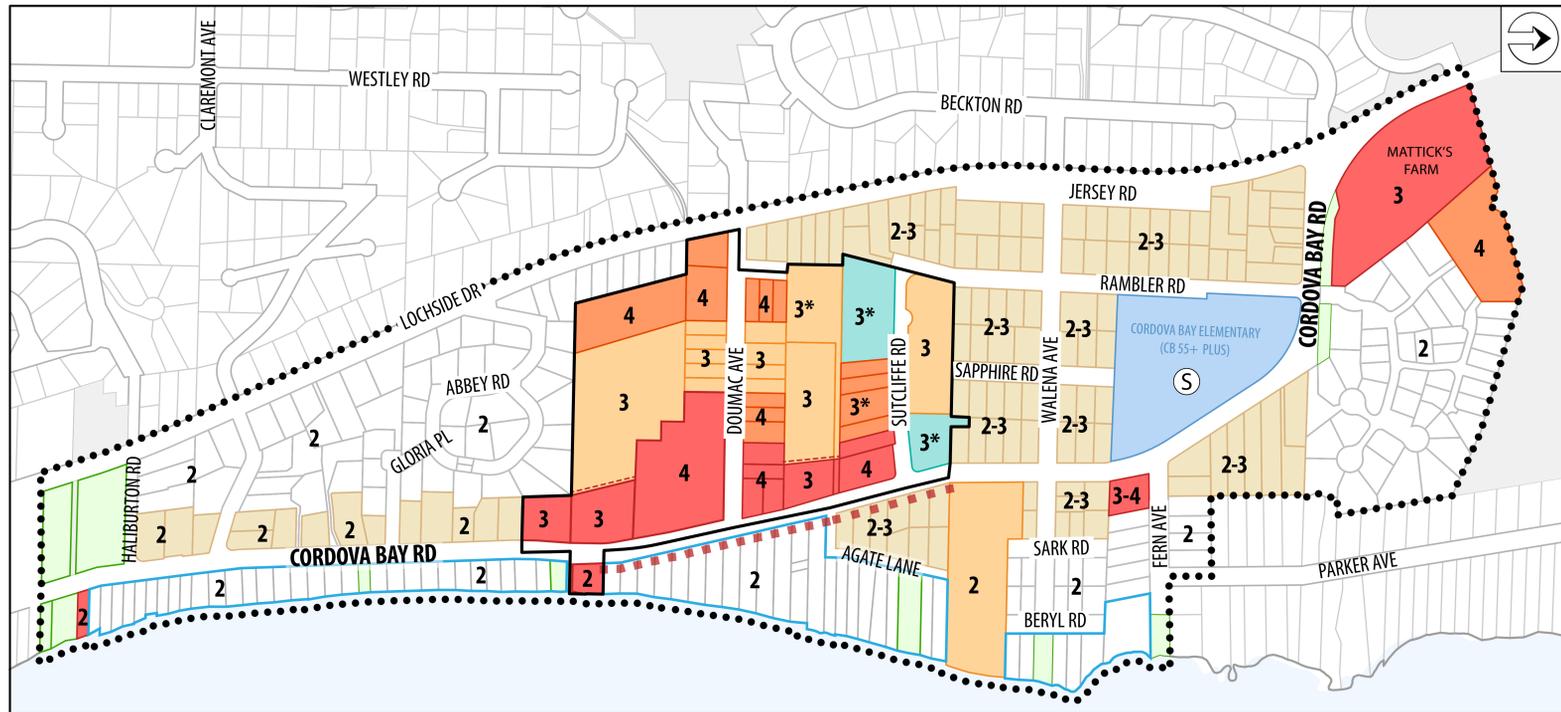
- Strengthen the Village with a mix of housing types, improved pedestrian realm, street-front commercial, and Village-scale design
- Support low-rise residential and commercial in the Village Core
- Support ground-oriented infill in areas designated Village Attached
- Support “main street” commercial in Village Core
- For waterfront parcels, maintain a minimum lot area of 930 m<sup>2</sup>
- For Neighbourhood Residential parcels (except waterfront lots), allow a minimum lot area of 560 m<sup>2</sup> for single detached lots and 835 m<sup>2</sup> for panhandle lots
- For areas designated Neighbourhood Residential (except waterfront lots), support the following within the allowable density for detached homes:
  - Secondary suite and garden suite
  - Houseplex up to three units
  - On corner lots, houseplex up to four units



Beach House Restaurant

# Village Future Land Use

The following map and table provide the proposed future land use, building types, building heights, and densities (in floor space ratio) for the Village.



#### FUTURE LAND USE DESIGNATIONS

- NEIGHBOURHOOD RESIDENTIAL
- VILLAGE ATTACHED RESIDENTIAL
- TOWNHOUSE
- LOW-RISE APARTMENT
- COMMERCIAL MIXED USE
- INSTITUTIONAL
- INSTITUTIONAL MIXED USE
- PARK/RECREATION

#### BUILDING HEIGHT DESIGNATIONS

- # MAXIMUM HEIGHT (IN STOREYS)
- \* IF NON-MARKET HOUSING, OR SUITABLE COMMUNITY CONTRIBUTION, UP TO 4 STOREYS

- VILLAGE BOUNDARY
- VILLAGE CORE
- WATERFRONT PARCELS
- SMALL-SCALE COMMERCIAL

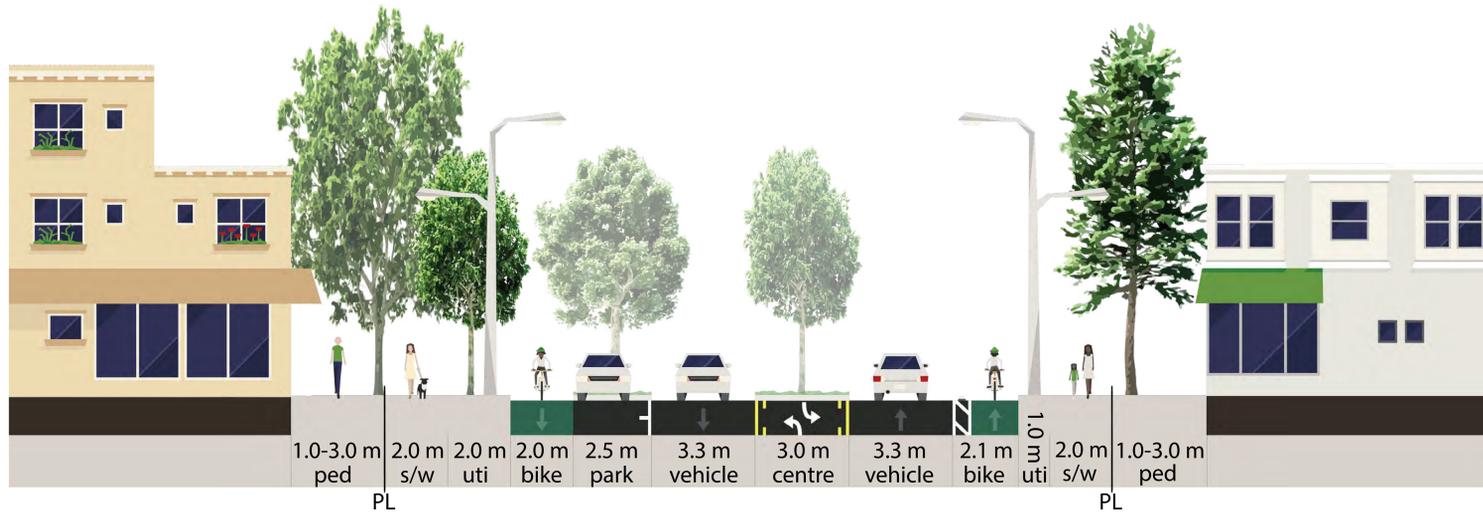
Future Village land use and building height designations

Land Use Designation	Building Type and Use	Building Height	Floor Space Ratio (FSR)
Neighbourhood Residential	Single detached; secondary suite or garden suite; low-density infill	Up to 2 storeys	Up to 0.5
Village Attached Residential	Single detached; secondary suites and/or garden suites; multi-unit residential buildings, mostly ground-oriented, including courtyard, houseplex, and attached housing; innovative housing forms	2 to 3 storeys	Up to 0.9
Townhouse	Attached units, mostly ground-oriented, strata or fee simple	3 to 4 storeys	Up to 1.1
Low-Rise Apartment	Multi-unit residential buildings including low-rise apartment and stacked townhouse	3 to 4 storeys	Up to 1.5
Commercial Mixed Use	Low-rise commercial and residential multi-unit buildings with ground-floor commercial	3 to 4 storeys	Site specific
Institutional	Municipal, provincial, or federal buildings, utilities, and community uses	3 to 4 storeys	Site specific
Institutional Mixed Use	Buildings with institutional, community recreation, residential, and commercial uses	3 to 4 storeys	Site specific
Park/Recreation	Parks, trails, natural areas, plazas, and structures ancillary to park use	Site specific	Site specific

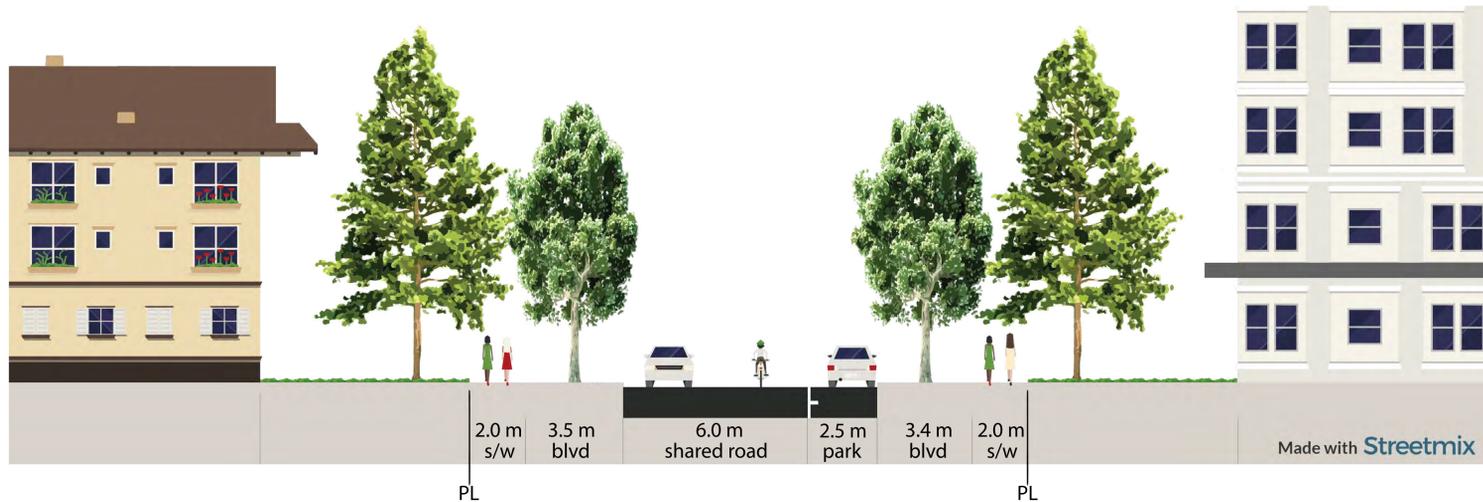
Future Village land use and building height designations

# Village Streetscapes

The plan aims to enhance public space in the Village through improvements to sidewalks, roadways, and connectivity. Design concepts show the design for future improvements to Cordova Bay Road and Doumac Road that are organized to provide generous pedestrian space, bike facilities and well-placed street trees.



Design Concept for Cordova Bay Road in the Village Core



Design Concept for residential portion of Doumac Avenue



Use trees to buffer pedestrians



Install gateways at Village entries

## Policy Summary

- Install sidewalks on both sides of Cordova Bay Road
- Maintain Cordova Bay Road as a two-lane major road with centre turn lanes
- Require road dedications in the Village Core as properties redevelop for wider sidewalks and space for trees
- Improve trail connections between the Village and Lochside Trail
- Link the two commercial nodes (Mattick's and plaza)
- Use street furnishings and landscaping to convey a sense of place
- Undertake a wayfinding program to promote the Village
- Install gateway elements to define Village entry points

# Village Parks and Public Realm

The plan identifies opportunities to add new public spaces and improve existing ones. As the Village redevelops over time, these locations offer potential for community amenities, social interaction, placemaking, and recognizing the areas Indigenous history.



Consider park improvements to beach accesses



Urban design concept of key public spaces

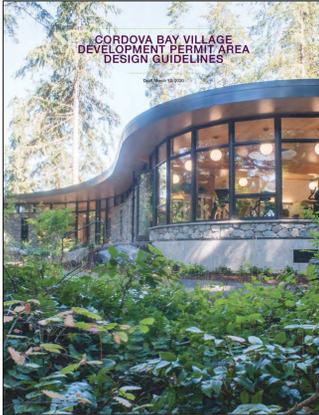


Wayfinding signage

## Policy Summary

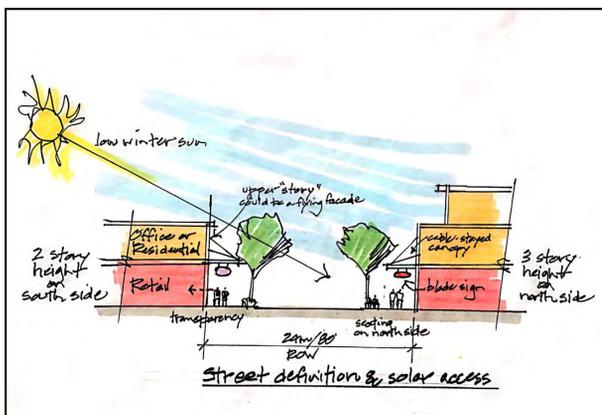
- Include beach access improvements in the Parks capital planning process
- Undertake improvements to beach accesses giving each a unique identity
- Work with local First Nations to celebrate ʔEL,İĆÉ/ čəlíłč, the original village
- Incorporate amenities into key pedestrian nodes
- Create public plaza space as key sites redevelop
- Incorporate culturally-significant and native plants in landscaping
- Protect mature trees and enhance public tree canopy
- Provide e-charging potential in the Village
- Educate residents on natural environment and resilience

# Village Design Guidelines



New proposed design guidelines will require a high standard of design to ensure that new development has a positive impact within the Village and reinforces a sense of place. Some of the design guidelines are summarized below. See the draft Cordova Bay Village Design Guidelines at [saanich.ca/cordova](http://saanich.ca/cordova) to view the complete document.

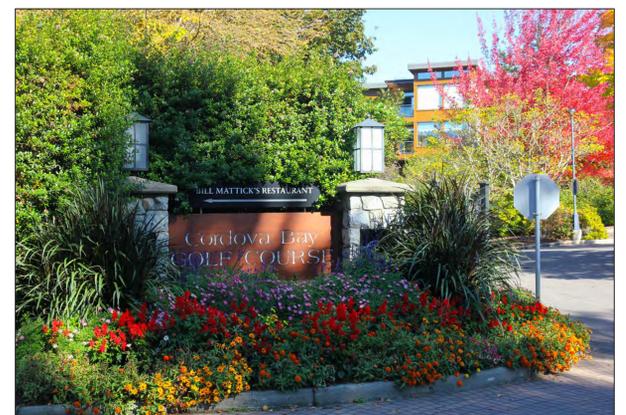
## Key Design Themes



Village-scale development



Pedestrian-oriented buildings



Reflect area's natural assets



- 1 Promote the use of West Coast design features and building materials such as stone, brick, stucco, wood shingles, lap siding, and board and batten siding.
- 2 Plant and retain mature trees and enhance with other lush plantings.
- 3 Use perennials, native species, and xeri-scaping to reduce water consumption.
- 4 Break up the massing of larger buildings using a variety of elements including balconies, breezeways, canopies, varied rooflines, bump outs and building articulation.
- 5 Residential entries should be clearly visible from the fronting street with direct sight lines into them.
- 6 Site and orient townhouses and apartments to overlook public streets, parks, and walkways, while ensuring security and privacy of residents.
- 7 Street edge landscaping is low to maintain visual access to the building.

Important design elements for multi-unit residential development within the Village

# Community Contributions

## Community Contributions

Community contributions from developers help to pay for new community facilities in the neighbourhoods where new development is proposed. These can include a childcare facility, affordable housing or off-site improvements such as a bus shelter or additional park space.

The plan provides community priorities for community contributions including affordable housing, public realm improvements, environmental protection, and urban forest enhancement.



Public bench



Public bike rack



Salish Sea by **WSÁNEĆ** artist Chris Paul



Wayfinding signpost in Squamish BC



Interpretive panel at Doris Page Park



Playground equipment at McMinn Park

## Policy Summary

- Seek community contributions through the development process that provide important and needed benefits related to growth in Cordova Bay.
- Seek community contributions that are commensurate with the scale of the proposed development and additional density.
- Require a community contribution statement as a component of all rezoning applications.
- When considering community contributions, prioritize the following:
  - Improvements to the public realm at or near the development site including benches, bicycle parking facilities, transit stops, public art, traffic calming, and wayfinding elements;
  - Affordable housing with a priority for greatest-need housing that is affordable to households at the “very low income” to “low-to-moderate income” ranges of the Region’s housing spectrum;
  - Protection of environmentally-significant features;
  - Protection and enhancement of the urban forest; and,
  - Park acquisition and improvement (non-DCC) such as interpretative panels, amenities, and trail development.

# Transportation and Mobility

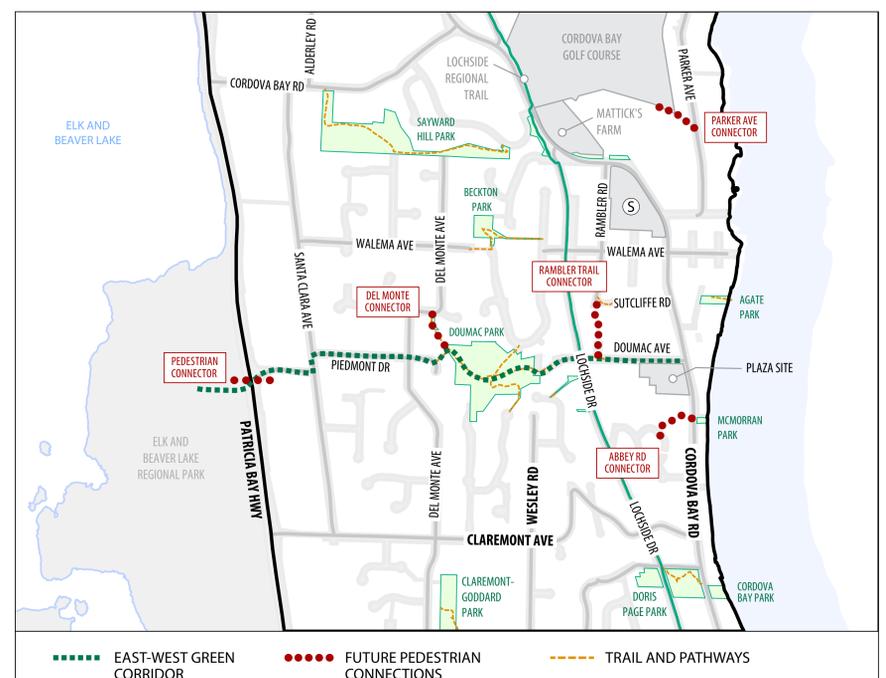
Over the term of the plan, the goal is to improve transportation and mobility to work towards the community's vision is for an improved and attractive pedestrian realm, efficient transit, continuous bike lanes, safe shared streets, less car dependency, and lower impacts from traffic.

## OBJECTIVES

- A. Develop a sustainable and balanced transportation network that supports walking, cycling, and transit use
- B. Improve connectivity of the street and trail network
- C. Reduce conflicts between travel mode user groups on shared routes
- D. Prioritize pedestrian-friendly streetscapes
- E. Support improvements to vehicle access and transit along the Pat Bay Highway
- F. Strengthen linkages between land use and transportation
- G. Improve the Cordova Bay Road streetscape to support a Village commercial main street

### Policy Summary

- Improve network connectivity by completing trail linkages and adding pedestrian pathways as larger sites redevelop
- Install new pedestrian crossings along Cordova Bay Road
- Complete sidewalks and bike lanes along Cordova Bay-Fowler-Sayward Road corridor
- Maintain the corridor as a two-lane major road with centre turn lanes
- Improve the Claremont Avenue sidewalk
- Improve intersections to provide more pedestrian safety
- Build sidewalks that are separated with treed boulevards
- Pilot low-cost, quick-build facilities on residential streets to provide safety to pedestrians and cyclists
- Support BC Transit efforts to improve transit service and park-and-ride facilities
- Work to reduce traffic speeds and cut-through traffic through urban design and engineering treatments
- Assess impacts and require mobility improvements as part of the Trio development
- Install signage on key streets and trails as part of a community wayfinding program

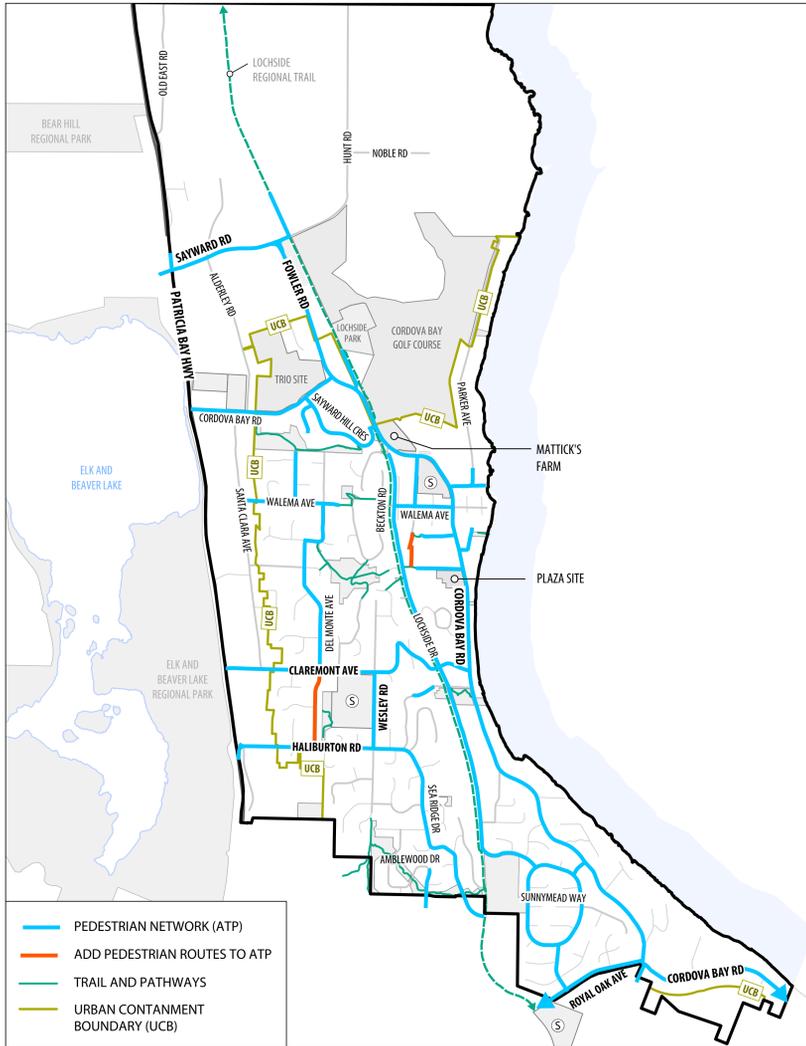


Future network connections

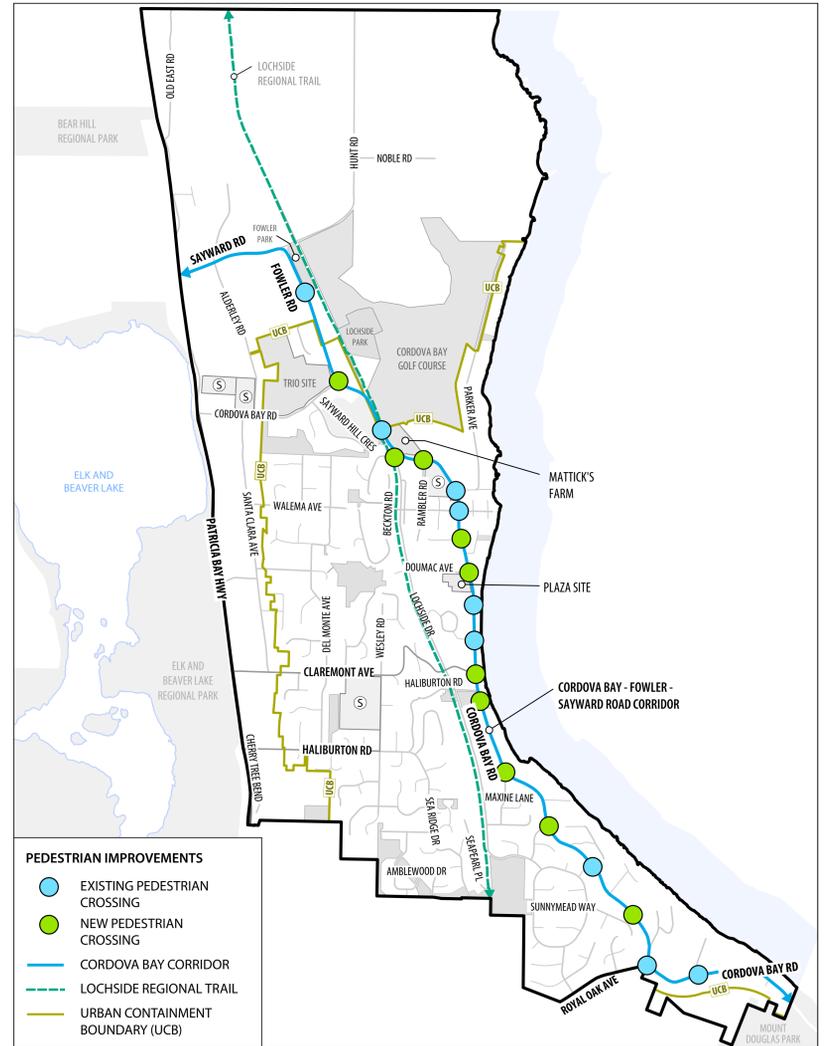


BC Transit public engagement

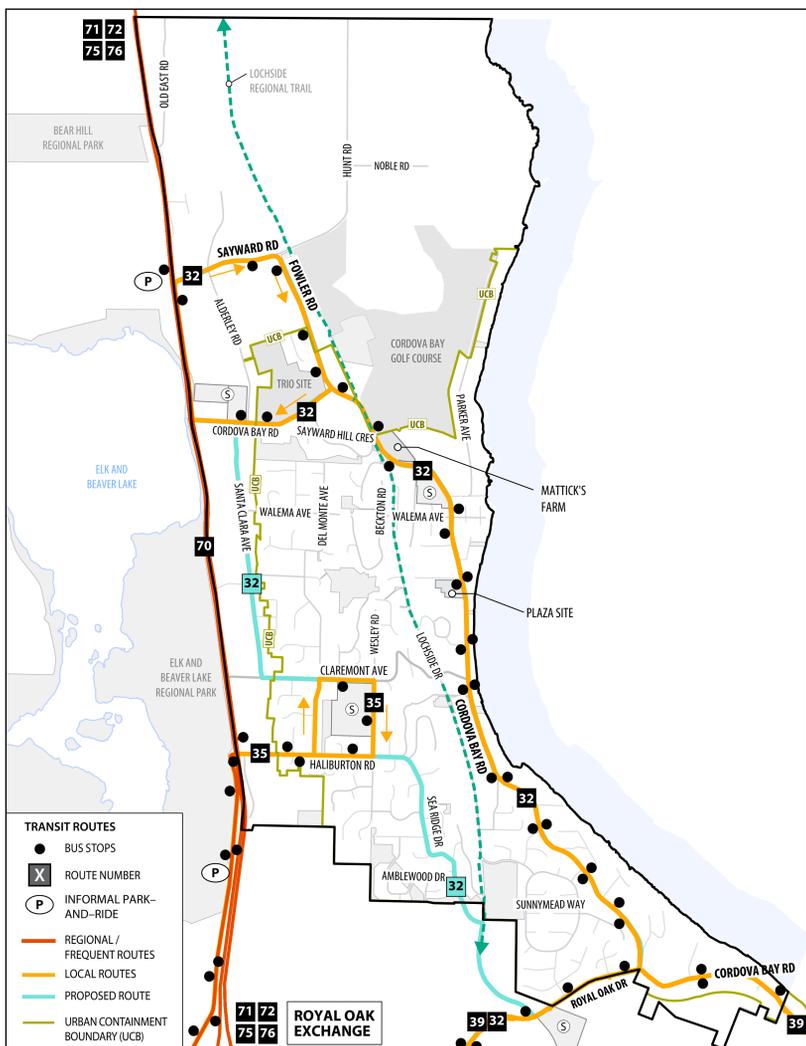
# Active Mobility Networks



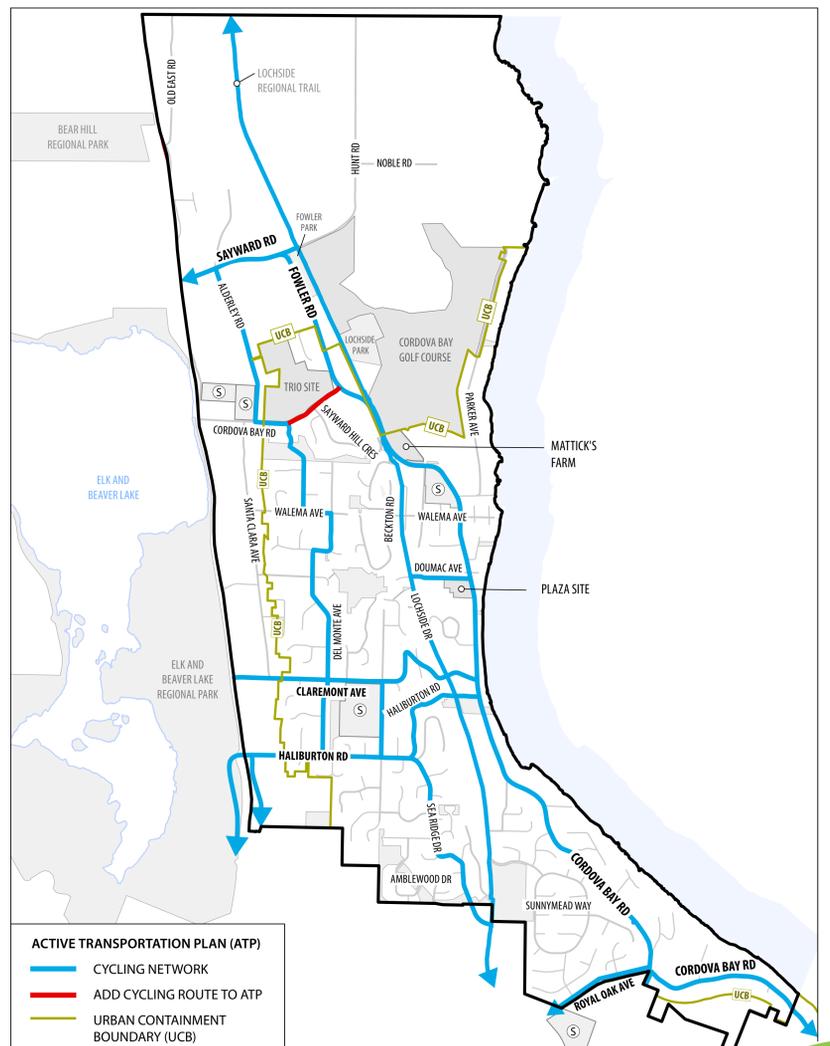
Long-term pedestrian infrastructure network (ATP)



Proposed new pedestrian crossings



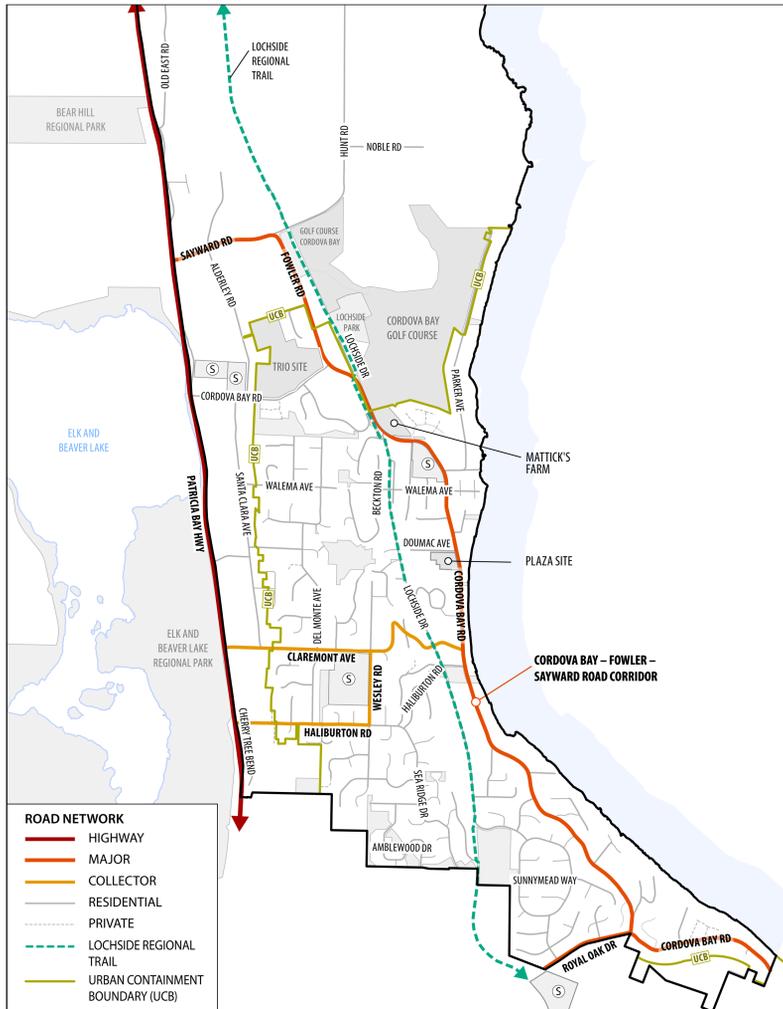
Transit routes



Long-term cycling infrastructure network

# Cordova Bay-Fowler-Sayward Road Corridor

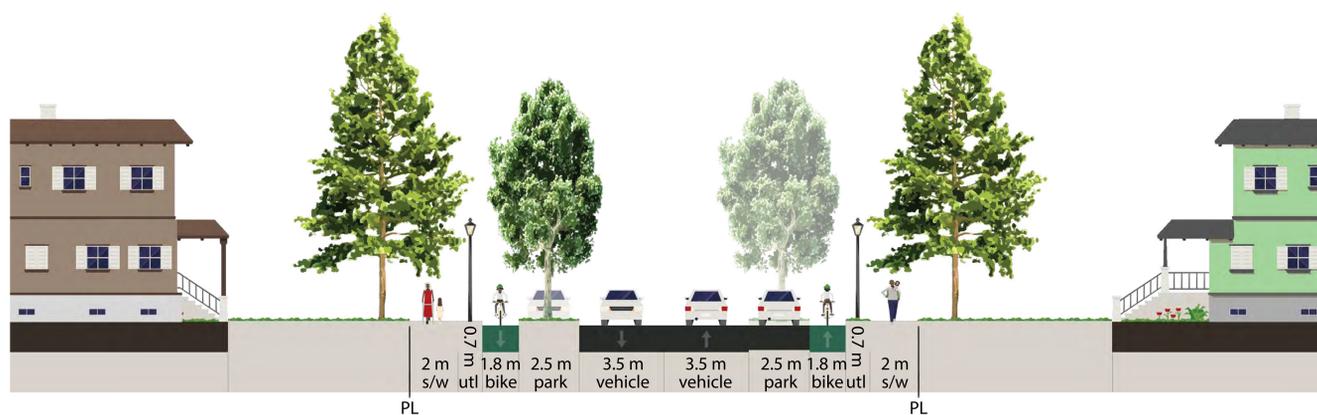
Improvements to the road right-of-way in the corridor are an opportunity to enhance the village, improve the public realm, improve pedestrian comfort and safety, slow traffic, create a sense of place, and achieve a continuous tree canopy.



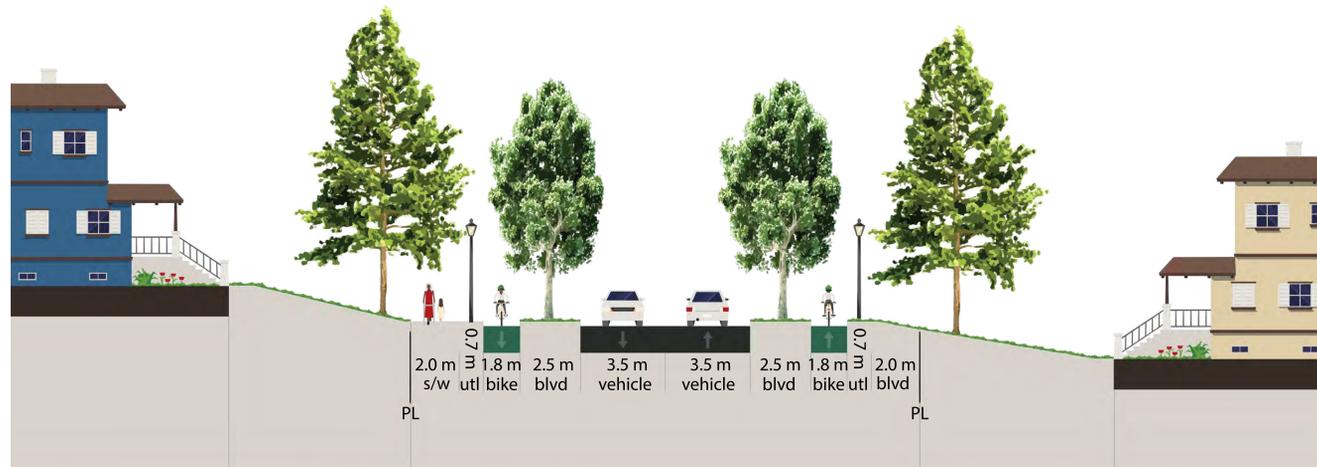
Road network

## Policy Summary

- Maintain the Cordova Bay-Fowler-Sayward Road corridor as a two-lane major road
- Install new pedestrian crossings along the corridor
- Provide sidewalks along the corridor from Royal Oak Drive to Highway 17
- Provide sidewalks on both sides of the corridor within the urban area
- Provide bicycle lanes along both sides of the corridor
- Install gateway elements at the entrances to the Cordova Bay Village
- Plant street trees for a continuous tree canopy
- Meander sidewalks around existing valuable trees
- Separate sidewalk/bike lanes to make walking and cycling comfortable and safe
- Plant trees in boulevard strip to enhance urban forest and slow traffic



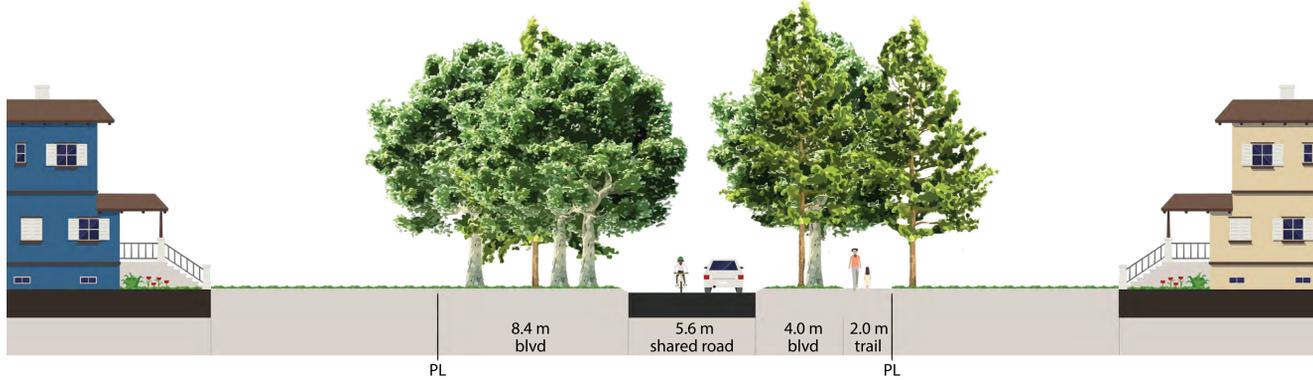
Corridor design concept within urban areas



Corridor design concept in rural areas

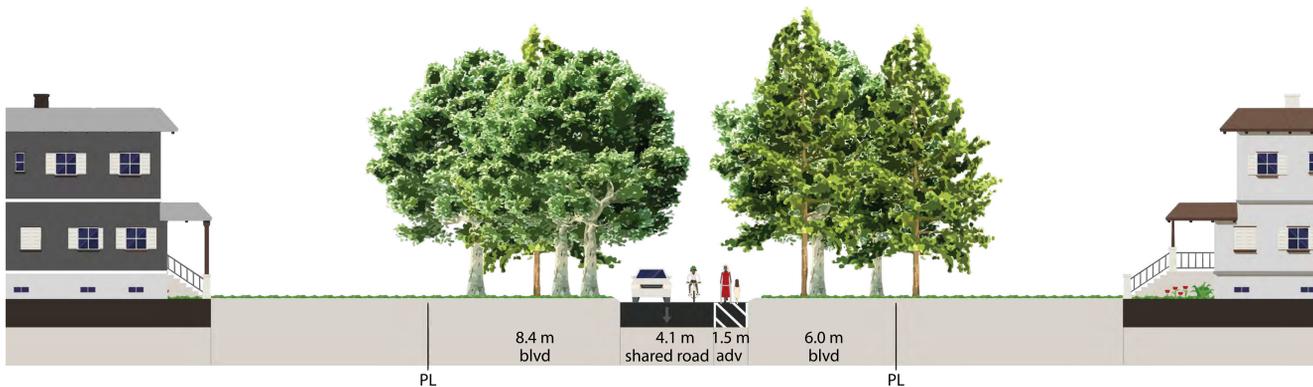
# Lochside Drive/Trail

Lochside Drive/Trail will not be built to typical urban road standards in order to protect the unique rural, treed character. Improvements made to Lochside Drive in the future should seek to reduce user conflict, protect trees, and retain the narrow, intimate road width. Access to private properties will be maintained.



Separated pedestrian pathways

When installing pedestrian facilities along Lochside Drive, build separated pathways only where the removal of mature trees is not required



Shared roadway

Where the installation of separated pedestrian pathways would cause significant tree loss, consider piloting advisory shoulders for pedestrians while bicycles and vehicles share the roadway

## Policy Summary

- Continue to develop Lochside Trail as a world-class AAA regional walking and cycling route
- Adopt a new road standard to protect the unique character of Lochside Drive roadway
- Improve safety for trail users by considering traffic and parking reduction strategies and piloting diversions and closures
- Continue to discourage through-traffic on Lochside Drive
- Explore reducing the speed limit to 30 km/hr
- Prioritize Lochside Drive-Doumac Avenue for improvements such as a trail plaza
- Implement community wayfinding along the Lochside Trail with CRD partners
- Maintain and enhance a continuous tree canopy along the Lochside Trail



Advisory shoulder for pedestrians

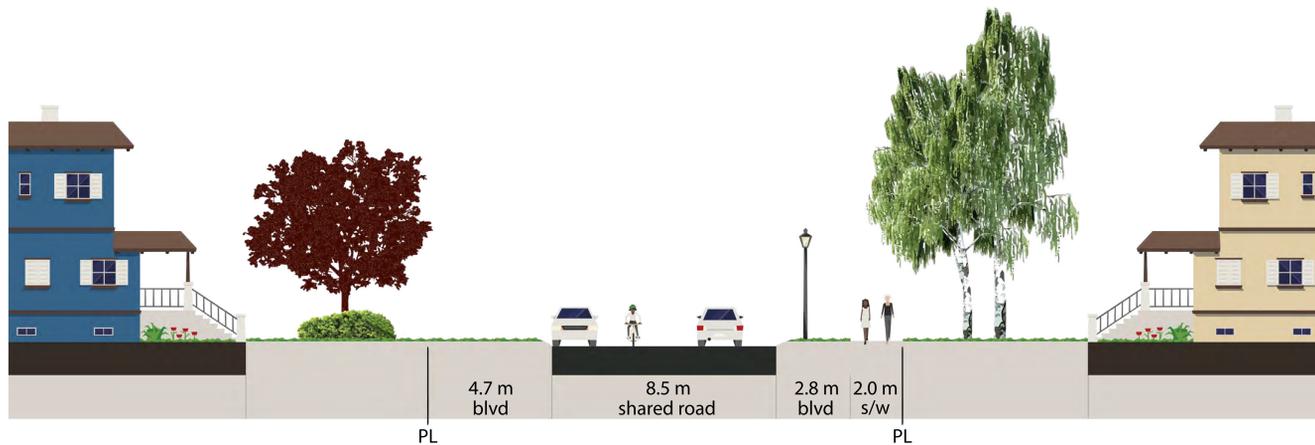


Lochside Trail

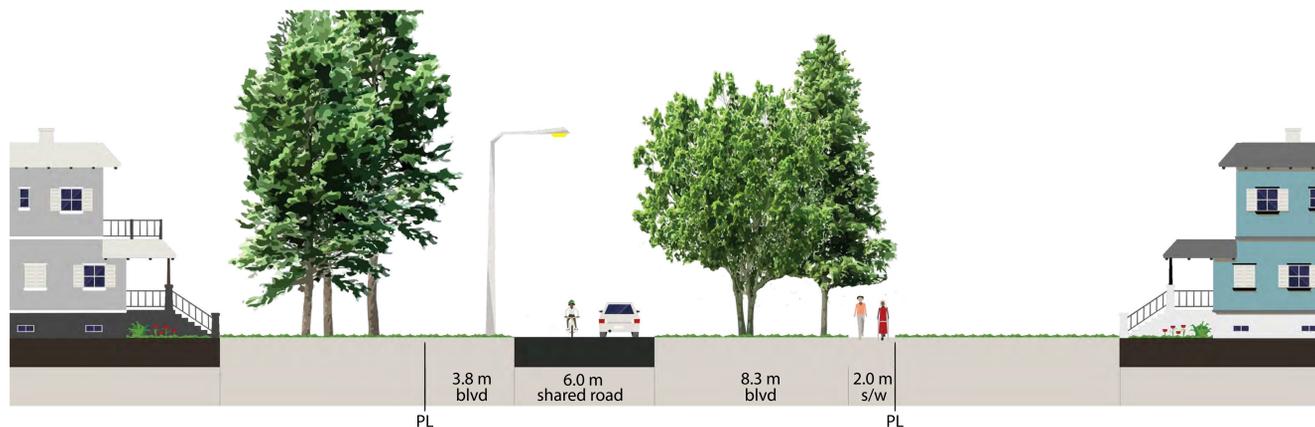
# Residential Streets on the Ridge

The *Active Transportation Plan* designates several “residential” streets on the Ridge as key active transportation routes. These streets, including Del Monte Avenue, a portion of Wesley Road, and Sea Ridge Drive, are planned to receive sidewalks in the long term.

The design concepts developed address potential user conflicts, safety, and streetscape character and will help Engineering with road improvements as they are made in the future.



Ridge streets currently built to municipal standards



Ridge streets with narrow paved surface and no curbs

## Policy Summary

- Maintain the special street character and encourage lower traffic speeds by retaining narrow widths of streets that are narrower than the residential standard
- Install new sidewalks next to property lines and separate them from the roadway with treed boulevards as the default condition
- Consider piloting pedestrian advisory shoulders, using road paint and/or bollards to create temporary pedestrian facilities
- Continue to have bicycles and vehicles share the travel lane on low-volume residential streets
- Consider traffic calming measures such as centre landscaped medians to slow traffic



Del Monte Avenue

# Environment and Sustainability

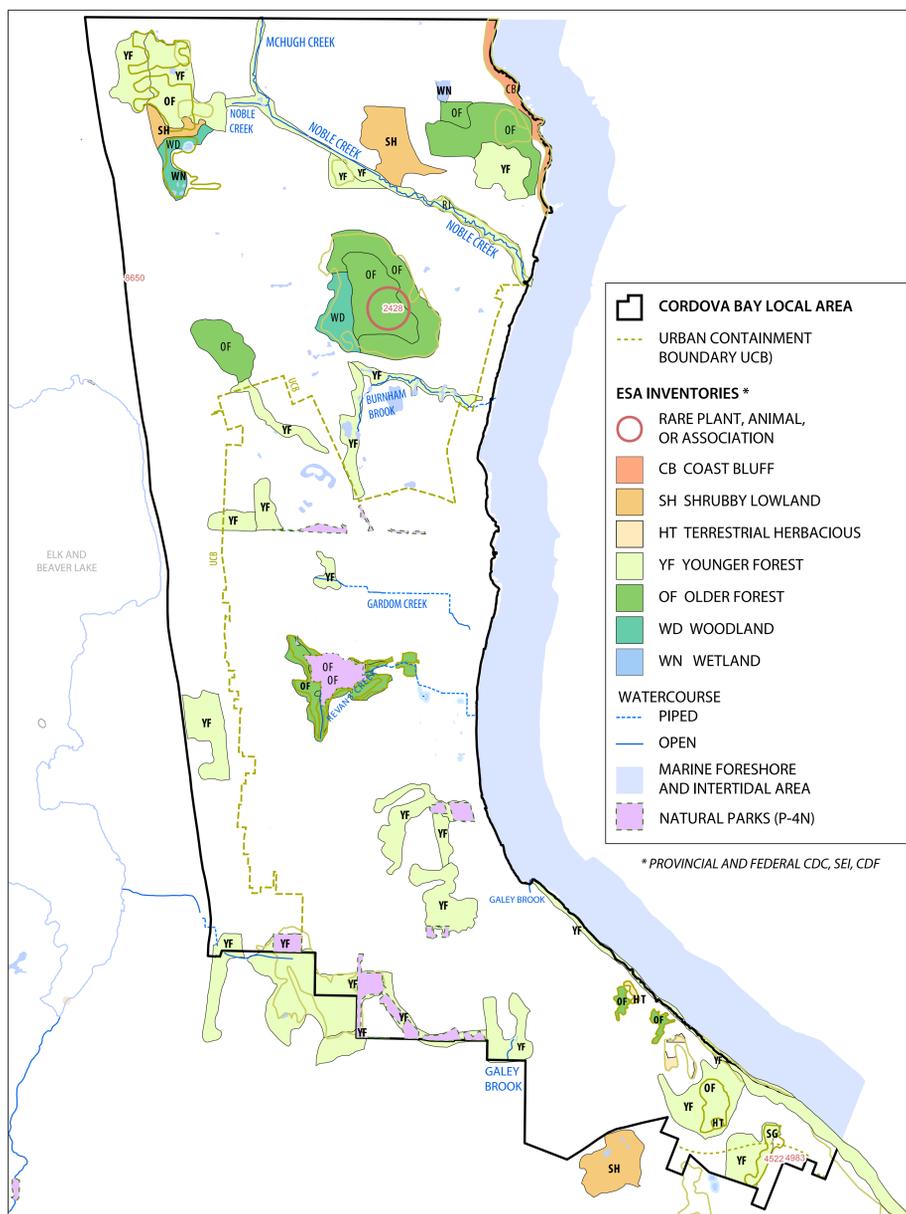
Environmental protection and climate action are priorities for the District of Saanich and fundamental components of a healthy, resilient, and sustainable community. The Plan aims to enhance existing natural features, protect sensitive habitats, encourage stewardship, and work toward the goals of Saanich's *Climate Plan*.

## OBJECTIVES

- Protect and enhance unique natural features and ecosystems
- Maintain the generous tree canopy and Coastal Douglas-fir ecosystem
- Protect and enhance the marine shoreline and prepare for sea level rise
- Improve the health of watersheds and riparian areas in Cordova Bay
- Reduce energy consumption and greenhouse gas emissions
- Enhance the community's capacity to adapt to climate change

## Policy Summary

- Enhance the natural areas network and support connectivity
- Undertake a biodiversity and conservation strategy
- Protect and enhance Environmentally Significant Areas
- Support community stewardship and management of invasive species
- Celebrate the natural environment and the community's connection to nature
- Work with the **WSÁNEĆ** to understand culturally-important landscapes
- Work toward naturalizing the shoreline and support Green Shores practices
- Build partnerships for environmental education, stewardship, and protection
- Undertake integrated watershed planning and consider regulations to maximize on-site stormwater infiltration
- Promote wetland restoration, expansion, and the creation of new wetlands to introduce more aquatic habitat and improve watershed hydrological functions and climate resilience.
- Retain mature trees and set urban canopy goals for Cordova Bay
- Promote electric vehicles and expand public charging potential
- Encourage improved building energy performance and low-carbon heating options
- Prepare for one-metre sea level rise by 2100 and develop mapping



Natural areas network

# Parks, Open Space, Trails and Community Facilities

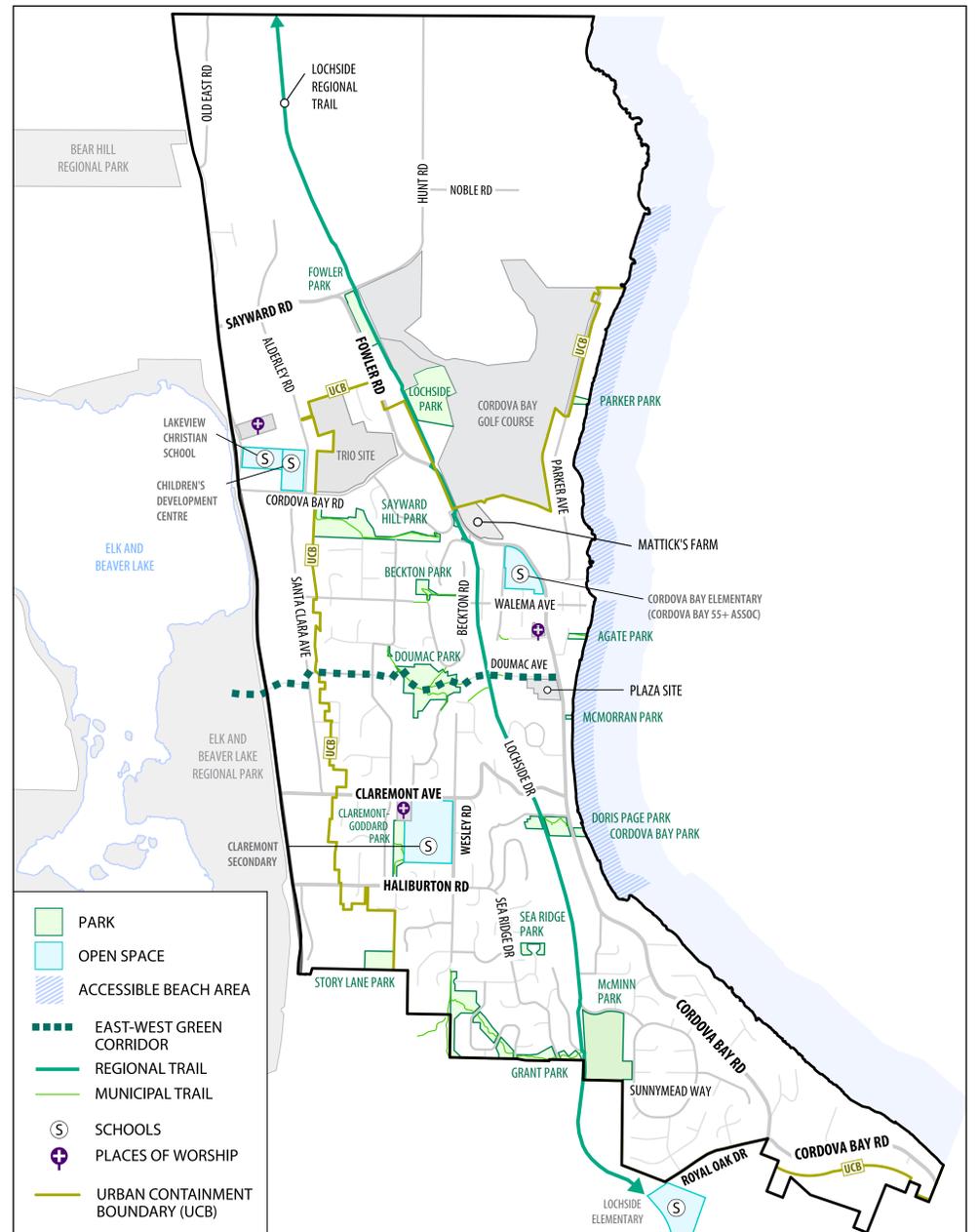
The parks, trails, and beach areas of Cordova Bay are an essential part of the neighbourhood's character, history, culture, and appeal. The plan includes priorities to make park improvements, enhance amenities, and honour Indigenous ancestral resources.

## Objectives

- Develop and upgrade parks to meet diverse needs
- Enhance existing beach accesses
- Enhance the network of trails to support recreational use and promote active transportation
- Identify opportunities to expand recreational services, programs, and facilities
- Support a community wayfinding strategy
- Work with First Nations to recognize history and protect cultural resources

## Policy Summary

- Undertake planning for improvements to Fowler Park concurrently with Lochside Park so that facilities and amenities complement each other
- Complete the public trail linkage in Doumac Park to Del Monte Lane
- Build a plaza at the intersection of Lochside Drive and Doumac Avenue and improve connections to the Village and beach
- Implement an east-west green corridor between the beach via Doumac Avenue to Elk Lake
- Support the establishment of a community wayfinding and signage program
- Collaborate and partner with local First Nations when planning and designing park improvements and considering future park acquisitions
- Transfer beach access points from Engineering to Parks and budget for improvements
- Improve accessibility to beach parks and beaches for persons with mobility issues
- Explore opportunities for commercial activity at beach parks and access points, such as food trucks and recreational equipment rentals



Parks, open space, trails, and community facilities



Agate Park beach access



# Social and Cultural Well-Being

The well-being of people and community is closely linked to a strong sense of social inclusion, values, and cultural identity. The Plan contains support for social connectedness, housing affordability, and working to promote the area's Indigenous history and culture.

## Objectives

- A. Explore affordable housing initiatives
- B. Encourage and promote social inclusion
- C. Support local community organizations and facilities
- D. Support public art and place-making that reinforces community identity
- E. Work with the First Nations to work towards healing, to understand indigenous history, and to practice culturally-appropriate behaviour
- F. Improve public awareness of archeological sites under the *Heritage Conservation Act*
- G. Protect agricultural land and support access to local, healthy food

## Policy Summary

- Work with partners and explore opportunities to develop affordable and supportive housing in Cordova Bay with a focus on areas within the Village, and the Trio site
- Consider not-for-profit housing as a use for the Saanich-owned parcel on Doumac Avenue
- Support the development of rental housing
- Work with the First Nations and other partners to promote the pre-colonial history of Cordova Bay and First Nations cultural beliefs, practices and art
- Co-develop with the First Nations a protocol for respectfully dealing with the remains of ancestors and burial sites in Cordova Bay
- Improve the development review process to protect archeological sites and artifacts
- Protect Saanich Heritage properties and ensure



Totem pole tells the transformer story of ʔEL,ĪĆE



McMorran Tea Room circa 1920

preservation, rehabilitation and restoration through the development processes

- Increase the presence of public art and support the development of new cultural spaces
- Support agriculture and food security while increasing public awareness of local Indigenous food systems

# Economic Vibrancy

The community vision includes a thriving Village which provides for many of the daily needs of residents. The focus for the economic and social health of Cordova Bay is to encourage Village-scale commercial businesses located primarily in the Village Core and Mattick's Farm.

The Plan supports a sustainable local commercial Village centre that provides an increasing diversity of goods and services to Cordova Bay residents.

## Objectives

- A. Support and encourage a range of local commercial activities
- B. Focus commercial growth in the Village
- C. Promote building on local assets
- D. Support the sustainability of local businesses

## Policy Summary

- Support the Village Core and Mattick's Farm as the key commercial areas in Cordova Bay
- Build on the Lochside Regional Trail as an economic asset and support business opportunities that provide services to trail users
- Pilot small-scale and mobile businesses that enhance the beach experience such as kayak rental and food trucks
- Support the development of a small local hotel within the Village
- Support the development of affordable workforce housing
- Work with the First Nations to explore economic development opportunities
- Support local business opportunities in the agricultural sector



Red Barn market



Mattick's Farm



Beach House Restaurant

# Taking Action, Tracking Progress

## ACTION PLAN

Actions in the Draft Plan make up the Action Plan, with each being assigned a priority level and departmental lead. Implementation must be balanced with the availability of resources and other District priorities. Funding for these initiatives are considered through the annual strategic planning and budget processes.

PRIORITY ACTIONS	POLICY	LEAD	PRIORITY
<b>Environment and Sustainability</b>			
Undertake a biodiversity conservation strategy	4.1.2	Planning	High
Establish tree canopy goals and targets under the Urban Forest Strategy	4.5.3	Parks	High
Undertake coastal flood mapping and update bylaws	4.7.1	CRD, Planning	High
<b>Land Use</b>			
Raise awareness of archaeological sites/significance	5.1.5	Planning	High
Develop a Village/infill parking standard	5.2.8 5.2.9	Planning	High
<b>Transportation and Mobility</b>			
Complete Doumac Park - Del Monte connector	6.1.3	Parks	High
Install new crossings along Cordova Bay Road	6.2.2	Engineering	High
<b>Parks, Open Spaces, Trails, and Community Facilities</b>			
Plan improvements to Fowler Park and Lochside Park	7.1.3	Parks	High
Future improvements to public beach accesses	7.2.3	Engineering, Parks	Low
<b>Social and Cultural Well-being</b>			
Explore opportunities for not-for-profit housing in Cordova Bay, including on Saanich-owned parcels	8.2.1	Corporate, Planning	High
Undertake a ceremony with the <b>W̱SÁNEĆ</b> knowledge holders on Cordova Bay beach to honour and reassure ancestors who have been disturbed there.	8.3.3 8.3.4 8.3.5	Planning	High
Work with First Nations to develop protocol agreements to inform government-to-government relations.	8.3.3	Corporate	High
Work with First Nations to develop agreements or memorandums of understanding to address ancestral remains and burial sites, and cultural legacy projects.	8.3.3	Corporate	High
Undertake and implement a Housing Affordability Strategy	8.2.4	Corporate, Planning	High
Work with First Nations to improve policies and procedures for the protection of archaeological sites when undertaking municipal works.	8.3.5	Engineering, Parks, Planning	High
Adopt improvements to the development review process to protect archaeological sites	8.3.5	Planning	High

## MONITORING AND EVALUATION

The Cordova Bay Local Area Plan will be monitored in five year intervals in order to assess its progress and make sure that it continues to be an effective tool for guiding land use and planning decisions and meeting community needs.

The findings will be provided in a report to Council for their consideration and direction.

# Feedback and Next Steps

## WANT MORE INFORMATION?

Visit [saanich.ca/cordova](https://saanich.ca/cordova) to:

- review the complete Draft Plan
- see the draft Cordova Bay Village Design Guidelines
- access background information
- follow ongoing FAQs

## FEEDBACK

We would like to hear from you. Visit [saanich.ca/cordova](https://saanich.ca/cordova) to:

- take the Community Survey
- contact the Planning Department at 250-475-5471 to receive a paper copy of the survey

## QUESTIONS?

If you have questions about the Draft Cordova Bay Local Area Plan, the Village Plan, the Village Design Guidelines, or the planning process, you can:

- email [planning@saanich.ca](mailto:planning@saanich.ca)
- request a phone meeting (via email) with the project planner

## NEXT STEPS

Due to COVID-19, in-person Open Houses will be scheduled in Fall of 2020 following safety protocols.

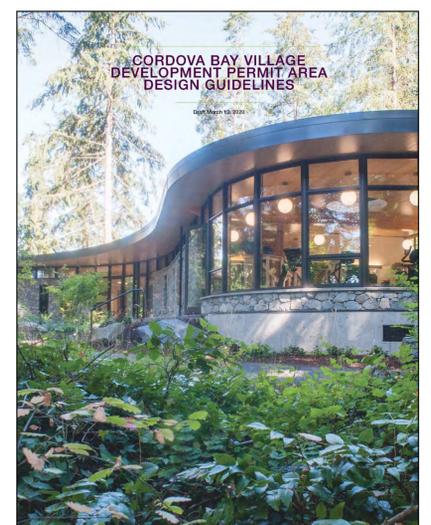
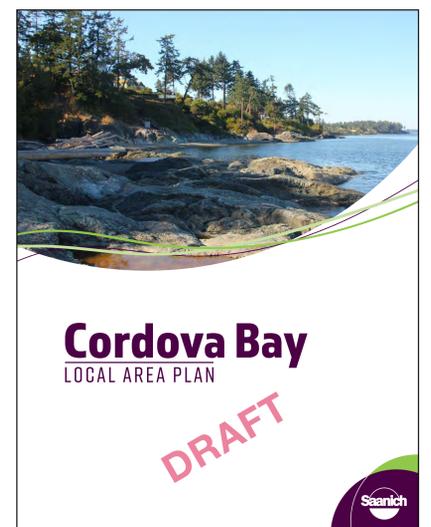
The Draft Plan will be continue to be refined based on community feedback.

An updated Draft Plan will be brought forward to Saanich Council for consideration at the completion of the community review and feedback phase.

Keep in touch with us and visit our webpage for updates!

## NOTIFICATIONS

Sign up at [saanich.ca/cordova](https://saanich.ca/cordova) for future email notifications.



**THANK YOU for attending the virtual Open House!**