

THE CORDOVAN

September 1997
Volume 21, Number 5

**CORDOVA BAY
ASSOCIATION
EXECUTIVE
1997-1998**

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As we embark on yet another holiday season, we are pleased to deliver *The Cordovan* to your doorsteps. It is with this issue that I take my inaugural "plunge" into the role of coordinator of this publication. However, the team who work on the articles and layout are such a pleasure, I am already looking forward to our next edition!

We have received encouragement and enthusiasm from the Cordova Bay Association executive to experiment with any new ideas for providing information to, and opinion from within, our community. And this issue starts that transformation, with some terrific articles from local residents, and loads of information on Christmas activities.

We welcome our *Cordovan* readers to contact any of us on the production team with your feedback and ideas for future feature articles, columns and critical community news items. Our names and numbers can be found on the inside back page of this edition.

We are now equipped to accept submissions by disk (IBM compatible) and email (greenway@iname.com), if that is easier for you. Photos can also be scanned into our files.

And, of course, we are always open to more helping hands, on production day, for delivery, as roving reporters or just for the fun of it. So if you would like to join our volunteer team, give Eileen Schieldrop or me a call!

All the best of the holiday season,

Elaine Greenway

Season's Greetings

AND YOUR ADDRESS IS.....???
How easy is your house number to see from the street?

While walking around different areas of Cordova Bay, this past summer, I was surprised at how many house numbers were difficult to see from the street. I then realized that our own house numbers had also become obscured by energetic ivy vines and greenery.

Although this may only be a minor annoyance to visitors or delivery staff, it can mean a difference of precious seconds during an emergency, if the fire, police or ambulance personnel cannot find our homes without delay.

So play it safe, and take the time to trim the area around your house numbers, or install larger numbers if the existing ones are not prominent from street level. To coin a phrase, "the life you save could be your own"!

The Cordovan Coordinator



PLANNING REPORT

In our September report we said that most of the major developments discussed for Cordova Bay since the first Local Area Plan in 1979-80 are now coming to fruition, and we expected several to come before Saanich Council in October or November. For various reasons these development applications and plans have now been put back to January 1998.

An advantage of these delays is an opportunity we now have to hold a Cordova Bay Residents Meeting before these projects come before Saanich Council. This meeting is now being organized and will be held in the second week of January. The exact time and place to be announced. Here is the latest:

Cordova Bay Local Area Plan: The draft of our updated Local Area Plan (LAP) was completed by Saanich Planning in early November and is being reviewed by various Saanich departments and committees before being available for public review sometime after December 10. An Open House will be held for further comment before it goes to Saanich Council in January or February.

Trio Gravel Pit: Saanich Councils' motion sending this rezoning application to a Public Hearing, called for Trio to hold public open houses to allow residents to view the proposal. Trio held 2 open houses in early October. One for immediate neighbours who were advised by a hand delivered leaflet and was well attended, and a second for all Cordova Bay residents which was poorly advertised and poorly attended. We hope that all who didn't know about the Trio open house will attend our Cordova Bay Residents' Meeting in early January.

A further requirement of Saanich Council was that "a covenant be negotiated with the owners that would require the termination of gravel operations within a specific time.....". This means that if rezoning to residential is allowed, that the gravel operation will not continue for many years. It is appreciated that some reasonable period will be required to shut down and move the present operation. In their submission to the Saanich Advisory Planning Commission, Trio said "it is hoped the relocation of the gravel pit operation can be completed within 2 years." We have written the Mayor and Council suggesting that 2 years would be a reasonable time period in the covenant for termination. This would also be consistent with the Sayward Hill development across the street.

Planning Report Continued on Next Page

Saanich Municipal (Sayward) Pit: Our major concern is the additional traffic that will be generated by this development, Trio, and Mattick's Wood. Saanich had asked that the traffic projections study being prepared for Saanich include the effect of Trio and Matticks'. We are advised that this report is now complete and being reviewed by Saanich Engineering. We hope it will be available for our Residents Meeting. In addition we think the Ministry of Highways' report will also be available.

Cordova Bay Road Streetscape: Saanich Engineering has been making detailed surveys of the existing street and has been taking traffic counts. Saanich Planning advise they will ask the Streetscape Committee to reconvene the end of November. It is anticipated the first work will be done in the vicinity of the new Matticks Market and Cordova Bay Elementary school.


Mattick's Wood and Mattick's Market: Construction is underway for the enlarged Mattick's Market. No further work on Mattick's Wood appears to have been done.

Payless Gas: The Saanich Advisory Design Panel has referred the architects plans for the proposed new gas station back to Payless for redesign. The Payless application for a larger gas station, convenience store, and carwash is yet to come to Saanich Council. This may be in January.

Cordovan Express Restaurant: There has been no action yet by the restaurant on the required local referendum for a pub license.

Submitted by Al Insley, Chair of Planning Committee



 <p>Rawluk's Picture Framing "EXPERIENCE WITH A PERSONAL TOUCH" FINE CUSTOM FRAMING - HOME BASED -</p> <p>5416 Alderley Road Victoria, BC V8Y 1X8 in Cordova Bay</p> <p>Richard J. Rawluk Phone: 658-8749 No G.S.T.</p>	<p>FLOW-TEC PLUMBING</p> <p><i>RESIDENTIAL</i> NEW INSTALLATION AND REPAIR</p> <p>Phil Deveaux Phone 658-2923 Pager 360-9388</p> <p>5222 Sapphire Road Victoria, BC V8Y 2H9</p>
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NEED TO KNOW HOW TO KEEP OFF THE ROCKS??
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 Canadian Power and Sail Squadrons, Brentwood Bay Squadron

A SALUTE.....

The Cordovan owes much of its success to the commitment and caring of Kay Porter. Indeed, Cordova Bay owes much to the involvement of Kay Porter.

Kay and Alec Porter moved to Cordova Bay in the early '50s, into one of the first homes built on Wesley Road, north of Claremont Avenue, where they raised their daughter and two sons. Kay has always shown a keen interest in community activities, planning and spirit. Before taking on the coordinator of The Cordovan in the late '80s, Kay was an avid member of the production team. This is how communities maintain their personalities over time.

With this issue, Kay is trading in her coordinator's hat for that of a contributing writer. So watch for her articles in this and future issues. Kay,, many thanks for all the years of caring!

Cordova Bay Soccer Club

Fall is reaching an end and soon we'll take our usual winter break from the soccer schedule. The fields will be quiet until January, which will hopefully help the grass recover a little... each month since September, hundreds of games and practices have subjected the fields to thousands of pairs of pounding soccer boots.

For all the rain that's falling and in spite of those who wish the summer was back, we've still managed to keep our soccer fields open...and the kids love it! The spectators, usually parents and siblings, aren't always so enthused. they may get an early Christmas present, in the form of canceled games, should the fields become too water logged for safe footing.

Once again the Club will host the annual Pacific Coast Savings World Cup soccer tournament. Held each year over the four day Easter weekend, we again expect over nine hundred players and coaches from Greater Victoria and beyond. This tournament is our major fundraising event and represents a unique opportunity for area businesses to promote their products and services.

On behalf of our executive, I'd like to thank our Club sponsors for their support and Lochside Park residents for their ongoing patience...especially on weekends when the parking lot overflows.

If anyone has questions about our soccer program and World Cup tournament, or has any Cordova Bay soccer memorabilia they'd like to donate, please call me at 658-1123. We're also looking for a TV and VCR to conduct training sessions in our clubhouse.

Happy Holidays to all.

Michael Marshall, Club President



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WHAT'S AHEAD FOR CORDOVA BAY?

FIND OUT AT THE

CORDOVA BAY GENERAL MEETING !!

Several major developments in Cordova Bay will be decided by Saanich Council in January or February 1998.

The Cordova Bay Association is providing a dual opportunity for Cordova Bay residents to become well informed on each of the following developments:

1. Trio Gravel Pit ~ application for rezoning to residential.
2. Cordova Bay Local Area Plan update.
3. Sayward Hill (Saanich Gravel Pit) development.
4. Cordova Plaza redevelopment plans.
5. Wesley Road/Cambria Wood proposed subdivision.
6. Saanich Engineering/ Ministry of Highways predictions/plans for Cordova Bay traffic, including the Cordova Bay Road Streetscape plan.
7. Capital Regional District ~ Regional Growth Strategy.

See overleaf for dates and locations of meetings



OPEN HOUSE

Saturday, January 17, 1998

Cordova Bay United Church Hall
813 Claremont Ave.
12 to 5 p. m.

The aim of the OPEN HOUSE is to give Cordova Bay residents an opportunity to obtain accurate, first hand information on each development, to assist in forming their own opinions.

Delegates from each development project and the municipality will be present to discuss detailed plans and available models.

It is hoped that residents can be satisfied that they have good information, prior to each development having its' Public Hearing before Saanich Council.



GENERAL MEETING

Wednesday, January 21, 1998

McMorran's
5109 Cordova Bay Road
7 p.m. to 10 p.m.

The GENERAL MEETING will provide a further opportunity to ask additional questions of, and hear answers from, the project representatives, on any concerns relating to the above development projects.

See you at the Community Meetings !

The monthly meetings of the Cordova Bay Association are open to residents of Cordova Bay. The meetings are held at the Cordova Bay United Church on Claremont Avenue, the third Thursday each month, starting at 7:30 p.m. The December meeting will be held a week earlier, on December 11th. We look forward to seeing you there!

Pathways Centre

5500 Hamsterley Road

Pathways Centre is located close to Elk Lake where it provides day programs for seniors in the community who have dementia or a history of mental illness. Volunteers assist the staff in a wide variety of activities. If you have a few hours to spare, your help will always be appreciated.

We are seeking the donation of a rocking chair, also a Polaroid camera. If you have a camera in good working order that you would be willing to give, please contact Pat McCullagh at 658-5414.

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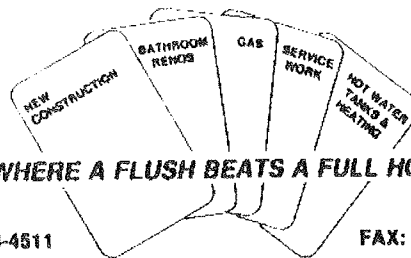


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6 Bulletin Board

The Cordova Bay Association provides and maintains a Bulletin Board outside the Cordova Bay Variety/Sub Post Office for the use of Cordova Bay residents. There are some rules that people wishing to use this board should be aware of:

1. No permanent notices are permitted.
2. DO NOT mount notices over top of other people's notices. Disregard of this will result in the prompt removal of offending notices. Be considerate of others.
3. NO STAPLES OR NAILS ARE TO BE USED. Notices MUST be mounted with thumbtacks or pins. Removing of nails and staples is ruining the board's surfaces.
4. Every notice placed on the board MUST bear the date it was posted, and be removed within 30 days.

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CHRISTMAS SERVICES:

- December 14th 11:00 AM Special 50th Anniversary Service
- December 21st 11:00 AM Sunday School & choral group Christmas program
- December 25th 10:00 AM refreshments
10:30 AM Christmas Service

Visitors are welcome at all services

REGULAR SERVICES:

- 10:00 AM Christian Education classes for all ages
- 11:00 AM Worship Service

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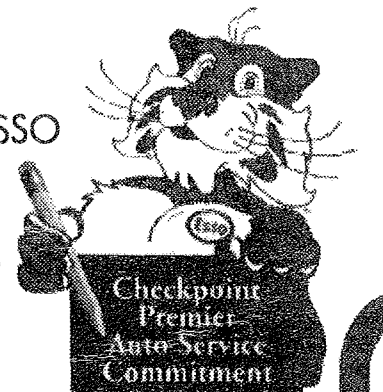
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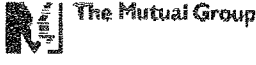


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CORDOVA BAY: THE PAST, PRESENT AND FUTURE

My parents made a significant decision in 1952. After looking for over two years at various locations on the Saanich Peninsula and in the Western Communities (I remember those weekly Sunday drives in the back seat of our 1948 Plymouth Coupe), they decided to purchase property in Cordova Bay.

My initial reaction was one of horror, we were moving from the city and all my friends, to the country miles out of town. Mom said it would be all right, she had worked at McMorran's during the summers in the twenties, it was a beautiful area and wasn't far from town.

So we moved. I can remember as a youngster chasing the cows on Turner's farm (now Lochside Park and part of the back nine of the golf course), and picking daffodils in the spring and cabbages in the fall from Matticks farm. Also playing softball for Cordova Bay at the elementary school, we didn't have Lochside Park in those days.

Cordova Bay has changed over the years mainly as a result of growth. The Planning Report in the September edition of The Cordovan referred to this when it said: "We want Cordova Bay to continue to be a pleasant place to live. It cannot stay the same as it was in 1980, but we want the changes to be improvements so new residents can enjoy it as much as the old-timers have in the past."

I classify myself as an old-timer. A significant number of changes have taken place in Cordova Bay over the past decades. Major residential development, upgrades to McMorran's, Claremont Secondary School and Matticks Farm, continued development of Lochside Park and a new golf course to name a few. All of these and other changes have taken place without any major change in the special character and unique quality of Cordova Bay.

continued on page 8



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Cordova Bay: The Past, Present and Future

In fact I feel that the vast majority of these changes have added to the ambiance of the community as a pleasant place to live.

And now what I consider to be one of the final jewels in the crown for Cordova Bay is at hand, the redevelopment of the gravel pits.

It is well known that the gravel pits have been in operation for several decades with the attendant noise, dust, mud, air and water pollution, rats etc. etc. The level of activity and diversity of operations have continually increased over the past two decades while the community has become more densely populated through normal growth patterns.

It has been recognized for some time that the type of industrial activity represented by the gravel pits is no longer compatible with the essential character of the community as it has evolved. It can be argued that the gravel pits were here first but there is ample precedent for the opposite view (look at False Creek in Vancouver or the Inner Harbor in Victoria as two examples; how many remember the tank farms, Bapco Paint Ltd., and Evans, Coleman and Johnston Ready - Mix on the Inner Harbor as late as the 1970's).

The Cordova Bay Association and many residents have been working hard with the Municipality of Saanich over the past eight years to develop and implement plans for phasing out the gravel pits as industrial operations and for the redevelopment of the area in manner that is more in keeping with the community as it has evolved.

The Saanich planning department in consultation with residents, the Cordova Bay Association and the developer of the Matticks Farm project have proposed an "urban village concept". This concept would see the creation of an integrated mix of residential, commercial and recreational development for the area that would be second to none and would make this area an outstanding part of the community. *Conclusion on page 9*

Much concern has been expressed regarding increased traffic. A comprehensive traffic study is underway and will be completed and available in conjunction with development plans. In addition, the Cordova Bay Streetscape Committee has been working for some time to develop plans for the upgrading and beautification of Cordova Bay Road. This work plus the elimination of the excessive daily heavy truck traffic should minimize the impact of any projected increases in traffic. It should also be noted that the development plans will likely be attractive to an older segment of the population, "empty nesters" who do not normally conform to regular traffic patterns.

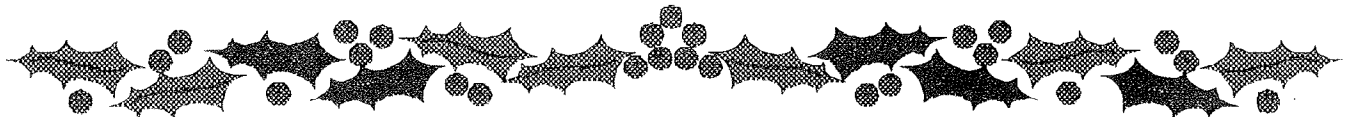
So what does all this mean? The community has grown substantially over the past five decades

while largely retaining its unique character. Cordova Bay continues to be a wonderful community in which to live and raise a family. The development plans proposed for the north end of Cordova Bay combined with the streetscape plan will enhance the community to an even greater extent.

The elected council of Saanich Municipality and staff at the municipality are to be congratulated for their leadership and foresight in supporting these proposed changes. As residents in the community we continue to have substantial input to all aspects of this process. By working together, we can achieve further improvements to the community while continuing to enjoy its particular lifestyle.

Submitted by: Les Underwood, November 18, 1997

Next edition: Aspects of the economic impact of the developments taking place at the north end of Cordova Bay.



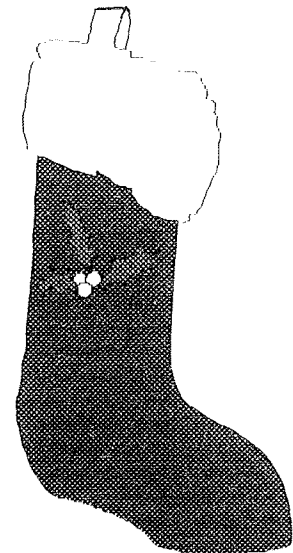
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Sunday, December 14th at 2 p.m. in the University Centre Auditorium, Jean Marie Kent conducts A CHRISTMAS GIFT BASKET, an unusual variety of music chosen by past audiences.

The program, besides a handful of festive favorites like Leroy Anderson's A Christmas Festival, also includes Beethoven's Pastoral Symphony, Handel's Water Music Overture, Bach's Per Gynt Suite II, Bach's Suite No. 2, Ippolitov-ivano's Procession of the Sardar, and Rossini's The Thieving Magpie.

Tickets are \$12, students \$6, free for children under 12 accompanied by parents, available at UVic, McPherson's, Ward's, Munro's, Bolen Books, Tanners and Ivy's.



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Minister: The Rev. Canon Andrew Gates

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SUNDAYS:

8:00 a.m. Holy Eucharist (said)
10:00 a.m. Family Eucharist and Sunday School

1st SUNDAY OF THE MONTH

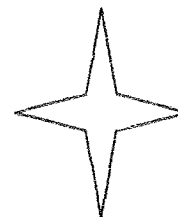
4:00 p.m. Evensong with the laying on of hands (Healing Service)

THURSDAYS:

10:00 a.m. Holy Eucharist (said)

CHRISTMAS SERVICES:

Wednesday, December 24	6:30 p.m.	Children's Christmas Eve
	11:00 p.m.	Midnight Eucharist
Thursday, December 25	10:00 p.m.	Christmas Eucharist



PARISH ACTIVITIES:

Bible Study Program: Wednesdays at 7:30 p.m. 4933 Wesley Rd. 658-1170.
Bible Study Group: Fridays at 10:00 a.m. - 4918 Alamida Cres. 658-8701

PLEASE CONSIDER

If you wish to help those in need, consider purchasing Primate's World Relief Fund Christmas Cards which are available at our Church at a cost of \$1.00 each. This fund is for the victims of hunger and oppression in our world, and has helped thousands over the years.

And We have a special Christmas Fund set up to assist one of several local groups. You will receive an income tax receipt for any donations over \$10.00.

WHAT IS THE real meaning of Christmas? What does Christmas mean to you? Is it the fancy decorations, the pleasant smell of the tree in the home, the gift under the tree, the visits with friends and relatives, the statutory holiday? People rush around brightly-lit stores, buying gifts for all and sundry, caught up in the mad sales and advertising campaigns put on by the merchants. Many, who wish they could, but cannot afford it, go into deep despair - the lonely do not even have someone to share a meal with. The true meaning of Christmas, the celebration of Mass for Christ newly born, seems to be taking a back road in our society. This year - put Christ back into Christmas - attend the Church of your choice and give your gift from the heart.

A BIG THANK YOU to everyone in the community who came out to support our recent bazaar. We trust that you enjoyed the event and that you will come again next year.

WE WISH YOU ALL A JOYEOUS AND BLESSED CHRISTMAS

12th Tsartlip Scout Troop

Scouting for boys 11 to 15 has returned to the Cordova Bay-Broadmead area. Meeting weekly at the Cordova Bay United Church as the 12th Tsartlip Troop, the scouts are heavily involved with completing requirements of the new scout program. Aside from camping in various locations, activities in the new year will include an introduction to scuba diving, a troop specialty badge in riflery, skiing, and visits with brother troops in the U.S. The group of 12 scouts, having as leaders a professional forester, a cardiac technologist a medical and dental practitioner and a venturer scout stresses the traditional scouting values of honour, trust, and service to others while experiencing the excitement of outdoor living and survival.

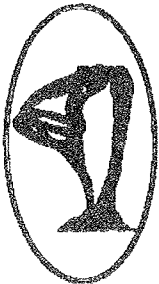
Next July, two 12th scouts with two of our leaders along with two local venturers will leave with ten other scouts and venturers from Central Saanich and Oak Bay for a 10 day tour of England followed by another 11 days at Blair Atholl, Scotland for a small International Jamboree. Calling themselves 'The Victoria Voyageurs' they will join scouts from around the world followed by a Scottish home stay.

Fundraising for this event has begun in earnest with several highway cleanups, a garage sale, bottle drive, meat sales, telephone book deliveries and poinsettia sales in December. In the new year, a large dinner dance with silent auction is planned for Saturday, March 28th. where the boys will receive their official international neckerchief and be involved with serving and entertaining.

We have much to look forward to in the new year and are fortunate in having highly enthusiastic scouts and scouters of varied interests.

Scouter 'B'

(Dr. Brian Carr-Harris can be reached at 652-0023)



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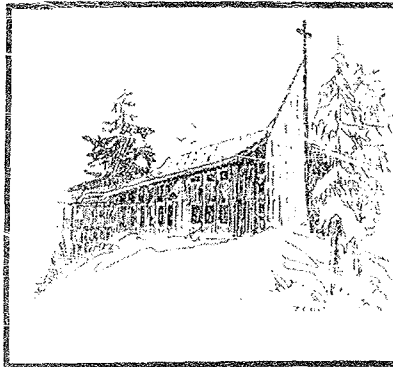


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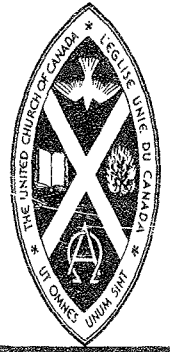
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Church office hours:

Tuesday - Friday 9:30 a.m. - 2:30 p.m.

PHONE: 658-5911 - FAX: 658 5937



**An invitation is extended to individuals and families
to become a part of our Church family.**

***Special Services for the Sacrament of Baptism, Marriages and Celebration of Life
in funeral and memorial services.***

Call us if there is any way we can be of service to you.

WORSHIP EVERY SUNDAY - 10:00 a.m. Sunday School program for all ages. Nursery provided.
FIRST SUNDAY OF THE MONTH - 7:00 p.m. Service of Healing with Communion

Sunday, Nov. 30:	10:00 a.m.	Advent 1 - Service & Sunday School Advent Happening
Sunday, Dec. 7:	10:00 a.m.	Advent 2 - Service and Sunday School sessions
	7:00 p.m.	Service of Healing
Sunday, Dec. 14:	10:00 a.m.	Advent 3 - White Gift Service
	6:30 p.m. - 8:30 p.m.	Caroling to Households of our Congregation
Sunday, Dec. 21:	10:00 a.m.	Advent 4 - Sunday Before Christmas Service
Christmas Eve, Wed.	4:00 p.m.	Family Service with nativity re-enacted - service designed for families with young children and the young at heart
	8:00 p.m.	Service of Music and Candlelighting
Sunday, Dec. 28:	10:00 a.m.	Last Sunday Service of the year.
		Open Session with the children
Sunday, Jan. 4:	10:00 a.m.	Sacrament of the Lord's Supper
	7:00 p.m.	Service of Healing

MID WEEK MEETINGS OF INTEREST TO THE COMMUNITY: ALL WELCOME

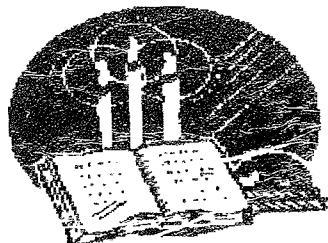
Every Wednesday: 7:30 p.m. - 9:30 p.m. Weekly Study of Lectionary Readings held at the church

4th Wednesday morning of the month:

Mothers' Morning Out Program: A "time out" for mothers with young children to enjoy fellowship, craft and cooking demonstrations, guest speakers and to just share experiences pertaining to child-rearing. Babysitting is provided.
9:30 - 11:00 a.m. Contact Kate Insley 658-4451 for more info.

Sunday Evenings: 7:00 p.m.

Youth Group for youth in grade 6 and up.
Our Group is just starting up with our new leader, Margaret Treleven. All youth welcome to attend.



Season's Greetings from the 5th Tsartlip Beavers and Cubs.

We would like to thank the community for your continued support over the years. This year our group has chosen not to sell Christmas trees for our fund-raiser. Instead we have chosen to have two bottle drives for refundable bottles and cans. Please mark your calendar for January 3rd and May 2nd. We will send out fliers in December and April. If your house is missed or if you prefer to drop off your donations we will be located at the Community Hall on Sutcliffe Road from 10-3, rain or shine, on those dates.

Please call Scouts Canada at 727-3329 for the Scouts Christmas Tree location closest to you.

We have spaces available for Beavers (boys kindergarten to grade 2). For registration please call Margaret Lawson at 658-2530.

The 5th Tsartlip Cubs, Beavers and leaders wish you all a Very Merry Christmas and a Happy New Year.



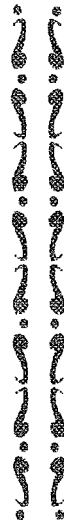
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- totally accessible to children with special needs
- supportive family environment



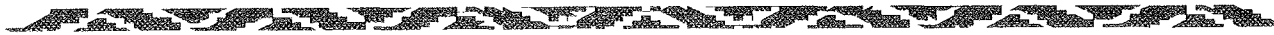
NEW HORIZONS

Meet the new horizons challenge - for everyone 55 years and up. Activities at St. David-by-the-Sea, every Thursday from October to May, include:

- carpet bowling at 10:00 a.m. (\$1.00)
- soup lunch at noon (\$1.00)

After lunch, cards (\$1.00) for bring your own craft.

Annual membership is \$5.00. For further information call Don Dundee at 658-8458



Kiwanis Club of Cordova Bay

Can you believe it is so close to Christmas? This year we will have two locations at the Cordova Bay Plaza to sell our poinsettias. We want to thank the Variety Store and Bayside Bikes for helping us with our annual Christmas project. Once again we will have top grade plants direct from the nursery.

Constable Chris Horsely of the Saanich Police Department informed our club of the new concept of getting to know the community with the Block Watch Program and local Saanich mall visitations.

Our club has made donations to the following:

Saanich School Book Awards	\$500.00	OpenDoor	\$100.00
Camosun College Bursary	\$300.00	Beavers and Cubs	\$400.00
Muffin Time Christmas Party	\$100.00		

Your help with donations and purchases at our projects make these donations possible.

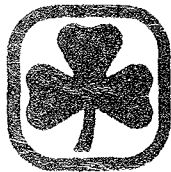
The Club extends to you all our good wishes for a Happy and Healthy Festive Season.

NEW BUSINESS IN THE BAY

BAYSIDE FASHIONS in the Cordova Bay Plaza, owned by two local moms, is a shop that sells NEW clothing, that portrays excellence in quality, but, at a realistic price. They carry an extensive line of baby's, children's and youth's wear in Avanti, Tutti, Club Monaco, just to mention a couple. They also are now expanding into ladies and men's wear in time for Christmas.

The Cordova Bay community has shown great support for this new entrepreneurial adventure.

Seasons Greetings from Debbie and Kim



Girl Guides
of Canada
Guides
du Canada

Sealake
District

After enrollment activities, the girls started on a program of badge work and hikes to learn about the community, the outdoors and the world. As the Christmas season approaches, the units will be performing some service projects in the community.

Thank you to everyone who supported us in the now annual Chocolatey Mint Cookie drive.

New leaders are always welcome, so if you enjoy spending quality time with young women as they learn, give us a call.

The Sparks and Afternoon Brownie units are full, but there are spaces in the evening Brownies (Mon. 6:00-7:30), Guides (Wed. 6:30-8:00) and Pathfinders (Thurs. 7:00-9:00)

All of us in Sealake District wish you a safe and happy holiday season.

For any information call Nancy at 383-1113 or Jeannie at 658-5687.

"As always, at your service."



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December 2nd through December 24th, 1997**

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**Join us for an evening of holiday entertainment as we celebrate
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performers, thousands of lights and a little holiday magic,
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*Dinner Theatre Packages Available***

The Ridge Playhouse, 4980 Wesley Road, Victoria, BC V8Y 1Y9

Letter to the Editor

PAST AND PRESENT IN CORDOVA BAY—WHAT'S OUR FUTURE?

I am concerned that Saanich is neither following or reviewing the Local Area Plan in good faith. I've recently been re-reading the plans and making phone calls to Saanich about current planning and engineering policies. Here are some of the things I've learned.

- Infrastructure (roads, sewers, water, parks) was planned for a community of 2800 units (approximately 7500 people).
- Councils down the years have amended the plan several times to increase densities.
- Since the first Local Area Plan in 1980, Cordova Bay has almost doubled in size:
 - ~ In 1980 there were 1283 homes in Cordova Bay
 - ~ During 1980–1986, 137 new units were built (= 1420 units): sewers were installed during this phase.
 - ~ From 1986–1996, 1112 new units were built (= 2532 units): no control was put on the speed of growth, but the 1987 Local Area Plan anticipated it to be approximately 50 units per year.

The present actual population is unknown.

- 544 more units can be built under the current Local Area Plan. There are:
 - ~ 13 vacant lots outside the Urban Containment Boundary
 - ~ 62 vacant lots inside the Urban Containment Boundary
 - ~ 200 new lots that could be created by subdivision inside the Urban Containment Boundary
 - ~ 70 multi-family units in the village centre
 - ~ 72 units at Mattick's Wood
 - ~ 140 units in Urban Reserve (the two gravel pits)

When these units are built, the total will be 3076 units (not counting illegal suites).

- Now Cordova Bay is under pressure to accept even higher density.
 - ~ Saanich wants to develop the Urban Reserve Lands (gravel pits), doubling the densities from 140 units to 285 units. This would increase the total units in Cordova Bay to 3221—15% over what the infrastructure was planned to support.
- You may ask, as I did, how a sewer system built for 2800 units will be able to serve a community of 3221 units. I was told it's because the sewer system is working more efficiently than expected: less ground water is seeping in. Also low-flush toilet systems are being installed in all new development. I was also told that if these efficiencies don't work as well as hoped, we'll all have to use less water. The sewer will not be expanded.
- You may ask, too, how roads estimated to serve 2800 units will handle the additional traffic. The Saanich Engineer tells me that ideas about roads are changing in the western world, that governments can no longer afford to expand services automatically as populations increase. He suggests we can have any road system we are willing to pay for as a local improvement, or alternatively we can accept increasing congestion and eventually learn to leave our cars at home.
- Existing elementary and secondary schools in Cordova Bay are currently operating just under maximum capacity.

It's hard for me to understand why Saanich bothers to develop a Local Area Plan when it neither follows it or checks to see if it is working.

Ann Moffat

CAN WE AFFORD WHAT WE HAVE?

Kathryn M. Porter

On October 18, at Claremont School, the new Municipal Engineer, Hugh McKay, talked about roads, drainage, water and sewerage in Saanich. He doesn't think we can afford even to maintain this infrastructure, never mind expanding it. The information following is excerpted from his talk, which I attended.

These are the figures:

Discipline	Replacement Value *	Average Useful Life **	Annual Replacement Charge ***
Roads	\$435,250,000	30-40 years	\$12,450,000
Drainage	\$226,500,000	100 years	\$ 2,265,000
Water	\$250,800,000	80 years	\$ 3,135,000
Sanitary Sewer	\$194,000,000	100 years	\$ 1,940,000
Total	\$1,105,550,000		\$19,790,000

* Replacement Value means what it would cost us today to install the existing infrastructure

** Average Useful Life is how long we expect something to last, with reasonable maintenance, before it has to be replaced.

*** Annual Replacement Charge is determined by dividing the replacement value by the annual useful life. It is the annual amount of asset value the community has used up driving the roads, drinking the water and flushing the toilet. That amount should be paid back into the asset so that we or our children will not be faced with a horrible surprise down the road.

You can see that this assumes that water mains will last 80 years. But about 20% of our watermain is asbestos cement pipe. It was installed 30-40 years ago, and it is already having to be replaced. Likewise, it assumes that drainage structures will last 100 years. But Saanich has major wood stave drains which are having to be replaced after 50 years. The upshot is that we should be re-investing at *even higher levels* than this table shows.

What about the roughly \$14.5 million that we should re-invest in roads and drainage each year? The 1997 capital budget for roads and drainage was just under \$2 million: of that just under \$1.2 million was allocated to replace existing infrastructure. That translates into a reinvestment level of only around 8% of the annual replacement charge. The effects of that can be seen already—our older roads show deterioration, sidewalks (where they exist) are cracked and heaved, and we have significant drainage problems.

I hear you say "I already pay enough property tax: use that." So let's see where your taxes go.

Assessed value of average single-family home in Saanich	\$216,000.00
Gross 1996 taxes before homeowner grant	\$ 2 107.29
School taxes	739.37
Regional transit	25.44
Regional sewer	26.59
BC Assessment Authority	26.24
Municipal Finance Authority	.06
Hospital	43.74
Regional District	71.76
TOTAL	933.20

The balance is				\$ 1 174.09
Plus average water bill	\$ 175.00	=		\$ 1 349.09

And where does that balance go?

		Cost per day	
Police	\$ 248.14	68 cents	
Parks, rec, culture	181.84	50 cents	
Fire	136.38	37 cents	
Debt	83.34	23 cents	
Other	139.22	38 cents	
	<u>788.92</u>	\$ 2.16/day	<u>\$ 788.92</u>

What is left over for roads, drainage, sewer, garbage and water = \$ 560.17

How does Engineering Services spend it?

		Cost per day
Roads, drainage, other	\$166.17	46 cents
Sewer	110.00	30 cents
Garbage	107.00	29 cents
Water	175.00	48 cents
	<u>\$ 560.17</u>	<u>1.53/day</u>

Where does knowing where the tax dollar goes take us? First it tells us that we are getting a good deal for our money. It also tells us that we aren't reinvesting enough money to maintain our present infrastructure.

Can we afford the amount of infrastructure we have now? McKay thinks not. He believes that the community, supported by Saanich committees, has to ask itself some heavy questions—what level of infrastructure does it want? how can it be made sustainable? how is it going to be paid for? These are questions that won't go away.

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Cordova Bay Elementary School

Our school will be having a "Deck the Halls" evening on December 4th from 6:30 - 7:30 p.m. followed by our Primary Choir performing from 7:30 - 7:45 outside our school.

Our Parents Advisory Council is sponsoring a Bake Sale on December 4th 6:30 - 7:30 in our gym. Community members are welcome to join us in launching the Christmas season.

Our primary choir will be performing:

- Dec. 4 7:30 - 7:45 at school
- Dec. 6 12:30 at Cordova Bay Preschool.
- Dec. 10 1:00 at Carrot Seed Preschool
- Dec. 11 7:00 at the Eaton's Centre
- Dec. 16 12:30 at McMorran's Restaurant

We hope you will come and hear our students.

Our Fall Fair was wonderful. Thank you to everyone for supporting the school. We had a great turn out and fun was had by all. The money raised will be used for new playground equipment for the students.

Any community members interested in helping with the school's "Lap Reading Program" by reading to a primary child please contact our Teacher/Librarian Teri Haggart at 658-5315.

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Claremont KEY Club

The Claremont KEY Club got off to a slow start this year, but we are now working on several projects. We have acquired vending machines for our school which will help us with our fundraising. The recent Nickel Drive raised \$650 for IDD (Iodine Deficiency Disorder).

The Lochside program is still going with more and more members joining the Lochside volunteers. We are now preparing for the annual Christmas Can and Clothing Drive, which we are sure will be another great success.

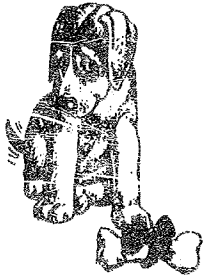
The KEY Club is well on it's way to another successful school year.

STAFF OF THE CORDOVAN

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& Copy	Des Connor	658-1323
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Delivery volunteers are still needed for Cambria Woods/Gardner Place (35 papers - level ground) and Walema/Beryl/Sark, east of Cordova Bay Road (25 papers). An area manager is also required. Please contact Margaret Moore to fill these community needs

Pet's Hotline



Lost a pet? Found a pet?
 Call Pam Lewis 658-5039
 Helen Muir 658-5663

Make sure that your pet wears ID so that we can help you more effectively.

And be sure to tell us when you find a your pet.

Other Resources:

- SPCA 388-7722
- Saanich Pound 475-4321
- Bulletin Board at the Plaza
- Your neighbours have a picture and description of your pet to circulate
- "Found" ads are free in local newspapers

SUPPORT OUR ADVERTISERS

*Our sincere thanks to
Carla Daggett
 for scanning the
 Cordovan ads*

**Cordova Bay Association
 Membership Form**

January is "renewal time!"

Name:

Address:

Postal Code: Phone:

Membership is \$3 per person or \$5 per household. Make your cheque payable to The Cordova Bay Association and sent it to:

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