

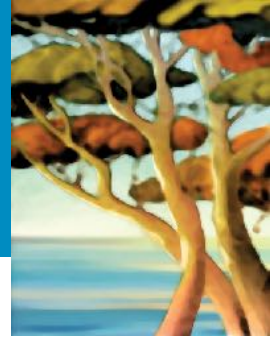
# The Cordovan

Summer 2018

Issue 24

Cordova Bay Association for Community Affairs (CBA)

[www.cbasn.com](http://www.cbasn.com)



## Cordova Bay Day

Saturday, June 23

11 a.m. to 3 p.m.



P.O. Box 41003

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## 15th Annual Cordova Bay Day

By David Cronkhite and Randy Otto

Top 7 reasons to come to Cordova Bay Day (June 23, 11 a.m. - 3 p.m.)

7. More compact area this year. Events take place along Cordova Bay Road between Mattick's Farm, Cordova Bay Elementary School and St. David's Church
6. Meet up with neighbours, friends and local business people in a relaxed, friendly atmosphere
5. Under-4-footers can let off steam on the Bouncy Castle and other games
4. Learn about your community. Display and Meet-and-Greet tables at St. David's Church. (See below for details on participating as an exhibitor.)
3. Diet, what diet? Enjoy yummy treats like ice cream, Red Barn-B-Que's burgers and dogs, and much more
2. Check out the cool classics at the Collector Car Show

And the top reason...

1. Just for the FUN of it!

Reserve your free display table now!

Last year we had more than 30 table displays by individuals, companies, and organizations at our 14th annual Cordova Day Bay. It was a huge success with hundreds of people enjoying the sunshine, food, events and a community connection.

This year, we're planning a similar event at St. David's Church. We are hosting with this event with display tables for the sale of goods, to promote a cause, or provide information.

Here's what's planned for 2018:

- Hours are 11 a.m. - 3 p.m.
- 18 inside tables where we will supply the tables and chairs
- Better signage to lead people to the inside
- Free popcorn
- 15 outside table spaces available (please bring your own chairs, table and sun protection)
- Saanich exhibits, food and kids' activities
- More promotion and advertising for this year's event
- Space is limited and preference will be given to charities and non-profits
- Other events at Cordova Bay Elementary School and Mattick's Farm

Time flies so please consider this right away and don't wait. Get the table area you want and secure it now. Spaces are limited, so contact David Cronkhite to book your space. Email [cronkhite@shaw.ca](mailto:cronkhite@shaw.ca) or call 778-265-1920.

See you there!



## President's Corner

By Larry Gontovnick, CBA President



The Cordova Bay Association for Community Affairs (CBA) held its Annual General Meeting (AGM) at the Cordova Bay United Church Wednesday, April 18. The meeting was attended by 61 CBA members.

Pam Hartling from Saanich Planning was the guest speaker and she provided an update on the Cordova Bay Local Area Plan update process. The financial statements for the 2017 fiscal year were presented, followed by reports on Transportation and Planning. The President's report covered CBA communications, Cordova Bay Day, the Cordova Bay Community Leadership Award program, All Candidates Meetings, and thanked the volunteers that contributed to the board, and to the various CBA committees, activities and events over the past year.

There was an election at this year's AGM, as there were nine nominees for six open board positions (two-year terms). Five of the nominees were board members seeking re-election, and four of the nominees were seeking to be newly elected to the board. The five board members were re-elected and Alex Izett was newly elected to the board. Following the AGM, the new board met briefly as per the bylaws to choose officers and committee chairs for the year. Barb Lucas moved from Treasurer to Secretary and Alex Izett became Treasurer. The other officers and committee chairs remained the same.

The AGM presentation slides can be found on the CBA website at [www.cbasn.com/meetings-and-agm-presentations/](http://www.cbasn.com/meetings-and-agm-presentations/)

The CBA board would like to hear from the membership and a suggestion board will be set up inside St. David's Church at the 15th annual Cordova Bay Day on Saturday, June 23 from 11 a.m. to 3 p.m.

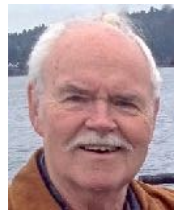
Members are invited to a Q&A session with the board at the September meeting. The CBA board meets monthly, except in July and August (unless necessary), on the 2nd Wednesday of the month at the CB 55+ Centre and members are welcome to attend. Meetings begin at 7:00 p.m. and run until approximately 9:00 p.m. Sometimes there is a presentation, and the meeting will start at 6:30 p.m.

Suggestions can be made to the board at any time by email to [cba.president@cbasn.com](mailto:cba.president@cbasn.com) or to [cbamail@shaw.ca](mailto:cbamail@shaw.ca)

I wish all of our members a wonderful summer enjoying our beautiful community and surrounding areas.

## Transportation Report

By Lynda Vallee and Dave Mitton



The CBA Transportation Committee has been very busy meeting and setting our priorities over the next few years. The community input has been great, and we hope that everyone has taken the opportunity to

attend the Saanich information and feedback sessions and provide their input into the Local Area Plan. Truly there has never been a better time to let Saanich know what the issues are in regards to traffic in Cordova Bay.

Work has started on Haliburton near the intersection of the Pat Bay Highway. Saanich will be filling in the culverts and installing a sidewalk and bike lane on the north side of Haliburton. This work should be finished by the end of the summer.



The corner of Parker and Fenn continues to be very dangerous. We have had many discussions with Saanich engineering, but to date we have not had any success in encouraging them to make some very needed changes.

With the plaza application approved, Saanich will be looking at options to keep the traffic moving along Cordova Bay Road. We understand that Saanich will be asking the developer to install the needed items for a traffic light, but one will not be installed until the traffic volume increases.

We have also approached Saanich to partner with the CBA, with the CBA purchasing electronic 'watch your speed signs' with Saanich being responsible for their maintenance. The response was that these signs are not effective over the long term and Saanich does not have the resources to provide the maintenance.

Overall Saanich is relying on the Local Area Plan update to gather information for which transportation issues are of primary concern in the community. Once this information is gathered, we hope they will prioritize the issues identified and we will see some much needed improvements in Cordova Bay.

## Planning Committee Report

*Mary Lynn Reimer and David Cronkhite*



The Development Permit for the former plaza site at 5120/5144 Cordova Bay Road was approved by Council on January 29, and demolition of the old building has been completed. Rock material has been placed

on site for use as ramp material during the excavation. The CBA has submitted a letter to staff and Council regarding the as yet unaddressed traffic concerns at and near this site. Also, as noted in a recent Times Colonist article, some residents are questioning council's approval of this four-storey condo-retail development in Cordova Bay and are seeking a judicial review in B.C. Supreme Court.

The Aragon proposal for the Trio lands at Cordova Bay and Fowler roads is under redesign, starting with geotechnical work to ensure there is no contaminated material, and calculations of load bearing capacity of the old fill. Currently, soil material is being hauled to the site from a project in Esquimalt as approved by Saanich permits.

Aragon has been approached to consider two separate facilities on the site. One is a community centre/badminton club to replace the facility on Sutcliffe Road, the other is affordable seniors

housing. It is unlikely the developer will have plans ready for community discussion until after the municipal election in the fall, but he has undertaken to meet with the



community and look for feedback prior to submitting new plans to the district.

A presentation to subdivide 5197 Del Monte Avenue into five lots has also been made. The developer is still waiting on Saanich for a response. A proposed development for four houses at 5147 Del Monte Avenue was approved by Council for public hearing.

The proposed three-house development at 1120 Temple Avenue was approved by Council on April 24.

The CBA wrote a Do Not Support referral notice to Saanich regarding the 5488 Pat Bay Highway [the Fas Gas site]. The CBA does not object to the proposed site development, but it does have concerns

regarding the traffic movement from the site and the closing of Hamsterly Road.

The CBA planning committee notes the eight storey Pinnacle at Hill Rise Terrace is well out of the ground and taking form quickly. Projected move-in dates are in late summer/fall next year. This development was approved by Council in 2008.

Several CBA Board members and an area group have organized meetings to identify possible sites for affordable housing. There are many variations of affordable housing, from heavily subsidized to slightly less than market value. The goal would be to increase the supply of homes for workers and seniors in our neighbourhood.

The Local Area Plan update is underway. The CBA has appointed two members to the Advisory Board organized by Saanich to encourage full community participation in the process. Please consult [www.cbasn.com](http://www.cbasn.com) from time to time for updates on this important initiative, so you can be part of the future direction of our community's development.

## CBA Membership

*By Randy Otto, Membership Chair*



Thanks to Mattick's Farm you'll find the CBA new notice board on the wall of Red Barn Market where the paper/magazine racks sit (across from Adrienne's patio).

As of April the Association includes 663 active members, however, 180 renewals are pending. If you are not certain of your membership status, please contact us at

[cbamail@shaw.ca](mailto:cbamail@shaw.ca). Or you can check on your status and renew at the Membership table at Cordova Bay Day, June 23.

Our goal is to reach and maintain 1,000 members which is 20% of the estimated adult population in Cordova Bay. A large membership gives the community greater influence with Saanich and more power within our community. Your continued support is appreciated and please spread the word to your neighbours.



## Cordova Bay Local Area Plan

By Barb Lucas and Dave Mitton

As you may know, Saanich has approved a schedule of updating the municipality's Local Area Plans. The purpose of the updates is to provide a framework to guide growth and change in neighbourhood areas over the next 20 to 30 years. The first two LAP updates being done concurrently are Cordova Bay and Cadboro Bay, expected to take about 18 months to complete.

These initiatives include numerous opportunities for residents to learn about the process and provide input. The current Phase 2 of community engagement in Cordova Bay - Community Visioning - included two Open Houses in late April. About 300 people attended these open houses to discuss issues and provide feedback to Saanich staff on areas such as housing, parks and facilities, the environment and, the issue garnering the most comments, transportation. The municipality of Saanich also provided an online survey for people to share ideas about the future of Cordova Bay, which ended on May 27.

The next step in the visioning process focused on the Cordova Bay Village. A Walking Tour of the Village was organized on May 24, beginning at McMorran Park, and another opportunity to gather and discuss ideas took place at Cordova Bay 55+ Centre. On May 26, Saanich hosted a public Presentation and Open House on design concepts for the future of the Village, again at Cordova Bay Elementary School.



Everyone is encouraged to participate in these opportunities to shape the future of Cordova Bay. Members of the Cordova Bay Association receive advance email notifications of public input events. To guarantee staying informed about important events in your community, please keep your CBA membership active, check the CBA website [www.cbasn.com](http://www.cbasn.com) often or sign up for project notifications at the District's website, [www.saanich.ca/cordova](http://www.saanich.ca/cordova).

## Newest, Smallest Park in Saanich

By Roger Stonebanks

As well - it is historic and it's in Cordova Bay. It's **McMorran Park**.

A Saanich council initiative in late 2009 when McMorran's Beach House was closed and offered for sale resulted in the \$869,000 purchase of the 6,100-square-foot lot immediately south of the public concrete path that leads to the steps to the beach.



Photo source: District of Saanich website

At the time, Mayor Frank Leonard commented, "This type of opportunity - a vacant, accessible, open waterfront lot - doesn't come up very often and it would have been snapped up by someone wanting to build a huge house or subdivide to two lots."

The park offers splendid views of Cordova Bay beach and Haro Strait with San Juan Island and Mount Baker in the distance and Mount Douglas to the south. There are two benches - one is dedicated by the McMorran family honouring pioneers George and Ida McMorran. The other was an initiative by the Cordova Bay Association for Community Affairs which split the \$2,558 installed cost of the bench and concrete pad with Saanich. Saanich erected an interpretive sign describing the history of the McMorran family.

McMorran's Beach House and Charters Restaurant closed in 2009 and the property was put up for sale as were three beachfront lots and the parking lot on the other side of Cordova Bay Road. The lots were offered for sale either singly or as one package. One of the three lots was the restaurant, beside it is another lot and at the south end is the lot that Saanich bought and made into McMorran Park.

The property (except for McMorran Park) was purchased by businesswoman Kate Phoenix who demolished the restaurant (but the upstairs maple-wood floor was kept) and built the present Beach House Restaurant which opened in 2012.

McMorran's Beach House began when George McMorran opened an ice cream parlour. In 1921, he erected a larger building next door - Canuck Tea Room that became McMorran's Tea Rooms. This in turn evolved into McMorran's Beach House with its later additions and renovations - famous especially for its dances.

## Faces Behind the Names - Donald Johannessen

*A feature in which we talk to a Cordova Bay resident who has made a contribution towards shaping our community. For this issue we spoke to Donald Johannessen, a former president of the Cordova Bay Association.*

*By Debbie Sherwood*

If Cordova Bay were a museum, Donald could be its docent. Having lived here for more than 45 years, and blessed with an iron-clad memory, Donald is a fountain of knowledge and can recall in great detail how the community evolved throughout several



decades. Over coffee at Adrienne's, he points to where the original Mattick's Market Garden stood, to the former tulip and daffodil fields, vegetable gardens and petting zoo. Indicating the general vicinity of the beach he explains neighbourhoods used to consist of summer cottages. One by one he's seen these properties turn into permanent homes.

Donald's involvement with the CBA Board began in the mid 1990s, answering a call for new board members. He served as a member at large, 1st Vice President, and as President from 1998 to 2001. The CBA hosted opportunities for public engagement on matters that might modify the face and character of the community (as the present board continues to do). Then, as now, changes big and small had to be confronted and dealt with, and all the controversy enveloping the issues, such as the closing and rezoning of the Sayward gravel pit and the redevelopment of the plaza property, the very one about to undergo another major change. During

Donald's involvement, updating the Local Area Plan and major parts of the streetscape, were significant and long-term issues that dominated agendas. He feels fortunate that he always had a good board to work with, and competent people who brought their own expertise to the table.

Donald was born and raised nearby in Vancouver. He attended University of Victoria when UVIC was still quite new, and the entire student population counted 1,800. "My high school in Vancouver had more students," he observed. It was a good time to be a UVIC student, with the smaller classes. Donald studied economics and was in the Honours Program. (One drawback though was that skipping class was not an option, as there were only two students in the program, and an absence would not go unnoticed.)

Donald has also taught school and served in several senior positions in the public sector. He managed the Greater Victoria Water District for one year, chair of the BC Motor Carrier Commission and was among the founding members of the (then-named) BC Energy Commission, to name a few. Donald returned to UVIC to study law, and practised law after graduating. After his first "retirement", Donald, along with two partners, established a new business, a wastewater treatment centre, servicing cruise ships and shipyards for a few more years.

With an outward sweep of both hands he says, "Then I retired."

Sort of. Idleness doesn't appear to be part of Donald's lexicon. For the past 10 years he's been mentoring new entrepreneurs, sharing with them the wisdom he's acquired over his diverse and successful professional career.

Donald and his wife are avid and accomplished gardeners; their own has been featured in tours, and most recently included in the Victoria Conservatory's Musical Garden Tour. Donald has also served as president of the Victoria Horticultural Society, and vice president of the Horticultural Centre of the Pacific.



## Hats Off to the CBA!

By Tim Kane



The members of the Board of Directors of the CBA and their guests got together recently to celebrate a very busy year filled with accomplishments that will guide the near-future of the community. They should be very proud.

This volunteer board has a big job, from dealing with transportation, safety and planning issues to studying the need for more affordable housing in our community. This is a small and precious place on earth. We all know that.

Geographically, Cordova Bay may not be a very large space. But, it's the commitment that we share in creating a peaceful and harmonious community that makes it very large and indeed very special to me.

These volunteers, whom we toasted recently, devote a good deal of their time, energy and professional knowledge to making our community a better place in which to live and raise our families.

During that celebratory evening, we officially thanked Colleen Flynn as she leaves the Board after four years as Secretary.

I personally raised a glass to Larry Gontovnick. Once again, the board unanimously elected Larry as our president. His leadership and commitment to Cordova Bay are demonstrated daily. Thank you, Larry!

And thank you to all of the board members and all of the volunteers who contribute toward making Cordova Bay the best place on earth. (I know that's true because it says so on my license plate.)

Happy Cordova Bay Day everyone!



Thank you to Colleen Flynn for your service to the CBA board.

## From the Archives, June 1956

WATCH OUT!

When discussing the current caterpillar plague, make sure your youngsters are not within hearing distance. It was quite a sight to see the ladies in one neighborhood fighting a bush fire started by helpful offsprings trying to burn the little pests.

WELL DONE!

All the brush and trees have been Paul-Bunyaned from the proposed play park area next to the Hall. Yea! Paul! Chief reason for this is a ball field for this district. It is also under consideration to have a number of swings and the usual playground equipment. This, too, could be a good idea.

(It's fun and interesting to read through archived issues of *The Cordovan*, and *Spindrift* - going back as far as 1947. Links to the complete archives can be found here: [www.cbasn.com/the-cordovan-newsletter/](http://www.cbasn.com/the-cordovan-newsletter/) Fun fact: the telephone numbers of these 1956 ads were only 5 digits!)



We hope you enjoy reading your copy of *The Cordovan*. The next issue will be out in October. If you have suggestions for articles, drop us a line at [letter-to-editor@cbasn.com](mailto:letter-to-editor@cbasn.com)

In the meantime, please visit the Cordova Bay Association website [www.cbasn.com](http://www.cbasn.com) for news and articles of interest.

Have a great summer!

### Business Directory – Support our Local Advertisers

For more information please see the **Business Directory** on CBA's website, [www.cbasn.com/directory/](http://www.cbasn.com/directory/). From there you can visit each business' site with a single click.

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