

**Cordova Bay Association for Community Affairs  
Annual General Meeting**

**Held:** April 27, 2022

**Location:** Cordova Bay 55+ Center

**Board Members In Attendance:** Alex Izett, Barb Lucas, Gloria Wills, David Kuprowsky, Karen Fediuk, Michael Giordano, Brock Nordman

**Board Member Regrets:** Perry Fanthorpe, Anna Hakim

**Number of CBA Members in attendance (including board members): 33 – Quorum reached**

**Recording Secretary: Barb Lucas**

**1. Call to Order and Welcome**

Alex Izett called the meeting to order at **7:35pm** and welcomed everyone to this in-person AGM, after 2 years of zoom. In attendance is our guest speaker for the evening Cameron Scott, Manager, Community Planning, District of Saanich; and Mayor Fred Haynes.

Mayor Haynes stood and thanked the CBACA Board for their efforts on behalf of the Cordova Bay community, the CB community for their strong participation in all items pertaining to Cordova Bay, and Alex Izett for his leadership and stewardship of CBACA over the past 2 years as president and before through his involvement with transportation and planning.

Alex introduced and thanked all current board members, as well as former Board members Neil Swart and Annie Djioisa who left the Board during the year.

**2. Territorial Acknowledgement**

Karen Fediuk read the Territorial Acknowledgement and also acknowledged her Ukrainian heritage and the devastating war happening in Ukraine today.

**3. Approval of the Agenda:**

**Motion:** To approve the agenda as presented.

**Moved:** Duana McHugh / **Seconded:** Stew Arnold

**Carried**

**4. Approval of the Minutes for CBA Annual General Meeting April 28, 2021**

Alex reported that the 2 Tabled motions that came out of the April 28, 2021 AGM were addressed at the subsequent Board meeting in May 2021 and reported to the membership in the Fall 2021 issue of the Cordovan. The Tabled motion regarding monthly Board meeting minutes resulted in the now-followed procedure of posting these minutes on the CBA website.

The Tabled motion regarding rolling Parks into the Transportation Committee (TC) resulted in the TC mandate being broadened to include Parks.

**Motion:** To approve the April 28, 2021 AGM minutes as circulated.

**Moved:** Brian Thom / Seconded: Randy Otto

**Carried**

## 5. Guest Speaker – Cameron Scott, Manager, Community Planning, District of Saanich

Summary Points:

- The Cordova Bay Local Area Plan was adopted by Council on March 15, 2022 – very recently – after a 4 year process;
- It is a critical planning document, providing clarity through policies, key capital priorities, key community values, and design guidelines;
- It will be used to respond to CB development applications;
- District-wide initiatives currently underway such as the Strategic Official Community Plan Update and the Community Amenity Contributions update will also provide additional guidance to development applications.
- A significant lasting legacy of this planning process is the Memorandum of Understanding recently signed with the WSÁNEĆ Leadership Council.

Also see Mr.Scott’s power point presentation included as part of these minutes.

Summarized Questions from the Floor and related summarized answers:

1. The presentation refers to a “Doumac Plaza”. Where is that?
  - A. This is the meeting point of Lochside Drive and Doumac Ave., which is identified in the LAP as a potential “plaza” or access point for pedestrian and bike traffic only (no vehicle traffic) from Lochside down to Cordova Bay Road. Design details are yet to be worked out.
2. How could zoning be better used to support affordable housing? Why not require developments to provide 50% of each development for affordable housing?
  - A. “Inclusive Housing” is a term used in the City of Victoria and is also being explored by Saanich Planning to determine what may be an appropriate application in Saanich for development applications.
3. How does the Community Amenities Contribution (CAC) Fund actually work? If the development is in Cordova Bay, are the CAC’s actually spent in Cordova Bay?
  - A. Currently CAC’s are determined through negotiations between Saanich and the developer. An update to the CAC policy is being worked on, looking at how to address this

issue.

4. How can CBACA be involved in CAC determinations?

A. This can be accomplished through the Referral Request that Saanich sends to CBACA for every development application, where CBACA has the opportunity for comments. The newly adopted LAP can also guide where CAC's could be spent.

5. One section of the LAP talks about the importance of our beaches. How will this be acted on?

A. Beach accesses identified in the LAP are noted as a priority and are now feeding into Saanich Parks capital plans.

6. It sounds like, if CAC's are directed to Affordable Housing, the CAC requirement is less, and also not necessarily directed to Cordova Bay.

A. There are 2 types of Affordable Housing (AH). (i) a requirement of 10% to 15% below market housing from the developer; and (ii) AH as a CAC, so yes, it could take away from other types of CAC's.

This is dependent on the size of the development project.

7. Who defines the term "Affordable Housing"? There needs to be greater guidance.

A. AH is relevant to income levels; Saanich staff look at median income levels. Staff are currently looking into clarifying this term.

8. The development at Fenn and Cordova Bay Road now has 20 units, when the original proposal was for 9. This is a huge traffic issue with the school across the street; parking will be a significant problem. How will this be managed?

A. All larger development projects such as this one are required to do a Traffic Impact Report; this was done for this development.

There were no further questions. Alex thanked Cam for his presentation and attendance at our AGM. Alex noted that, even though our community is not always in full agreement, overall he hopes for respect of differences of opinion as we move forward with the newly adopted LAP.

6. President's Report

Alex Izett presented, through the PowerPoint presentation included as part of these minutes, his President's Report. He also noted that:

- Local residents along Sayward Road were successful in getting the Mayor and Chief of Police to attend in person to a meeting with the residents regarding their concerns of traffic safety along this stretch of road.
- A Doris Page Park cleanup and care initiative begun by a local resident was successfully accepted by Saanich Parks as part of its Pulling Together program.
- CBACA encourages resident to share any suggestions for worthy community projects with the Board.

## 7. Treasurer's Report

Karen presented, through the PowerPoint presentation included as part of these minutes, her Treasurer's Report, and noted that:

- CBACA is in good financial position
- Expenses are down primarily due to no Cordova Bay Day
- CBACA continues to maintain a \$20K GIC

**Motion:** That Katarina Edwards of Katerina's Bookkeeping be retained as the financial reviewer for the Cordova Bay Association for Community Affairs for 2022, as required by Part 7, Number 51 of the CBACA Bylaws and as recommended by the CBACA Board of Directors.

**Moved:** Joy Cooper / **Seconded:** Leslie Redman

**Carried**

## 8. CBACA Committee Reports & Activities

### a) Membership Report

There are about 500 members; numbers are down somewhat due to COVID effects on activities.

### b) Planning

Mike presented, through the PowerPoint presentation included as part of these minutes, his Planning Report.

Summarized Questions from the floor, and summarized answers:

1. Sometimes a development area starts, but subsequently the development sign comes down. What does that mean?

A. The project has likely been delayed.

2. Given we are on an island that does not generate our own power, is there any movement to include / require solar power in developments?

A. This would be a question Saanich would need to answer.

3. We understand that the Beach House has been sold. It is to be 4 stories?

A. Until a development proposal is put forth, nothing is known at this time.

4. There was lots of negative community feedback on the Fenn Road development. How did it get approved?

A. Council ultimately makes the decision. The developer has a picture of the building on their website.

c) Transportation Report

Alex reported, on behalf of Transportation Committee (TC) Chair Anna Hakim, the following items:

- Sayward Road residents concerned with speed along the corridor, were successful in having the in-person attendance of Mayor Haynes and Saanich Chief of Police Dean Duthie to hear of their concerns.
- The TC is equally concerned about Lochside Drive, a very active road in Cordova Bay. Saanich had applied for Federal grants for Lochside improvements, but were unsuccessful, therefore any work on this road is delayed.
- The Ministry of Transportation has denied CBACA's request and push for a left hand turn lane at Sayward and the Pat Bay Highway.
- The TC has expanded its role to include parks, beaches and trails.

9. Election of Directors

Brock presented, through the PowerPoint presentation included as part of these minutes, the slate and bios of those running for election / re-election. He then asked three times for any nominations from the floor. Hearing none, the following slate was elected by acclamation:

Elected for a two year term: Gloria Wills, Karen Fediuk, Anna Hakim, Barb Lucas, Michael Giordano, and Dave Chater.

Elected for a one year term: Eleanor Willing and Kentucky Douglas

Brock then proceeded with the Door Prize Draw for 4 lucky attendees! The Door Prizes were \$40 gift certificates to local Cordova Bay businesses.

10. New Business

- a) An attendee thanked the outgoing CBACA Board members for their community-mindedness and commitment to Cordova Bay.
- b) Alex thanked the outgoing CBACA Board members and welcomed the incoming Board. He also thanked (i) the membership for their participation in our community; (ii) Debbie Sherwood and her team who produce the Cordovan three times each year; and (iii) Stew

Arnold and 55+ for their ongoing support of CBACA through the provision of their facility for monthly board meetings and for the AGM.

- c) As outgoing Board member and President, Alex noted his feeling of privilege to serve on the Board and the work with a dedicated group of Board volunteers. He is staying on in Cordova Bay and is very much interested in its future.
- d) Gloria thanked Alex for his leadership, vision and dedication to CBACA and the community; his commitment was very much appreciated and we wish him well!

**11. Motion to adjourn.**

**Moved:** Gloria Wills / **Seconded:** Karen Fediuk

**Carried**

**The meeting adjourned at 9:20 pm.**

DRAFT