

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

Held: April 26, 2023

Location: Cordova Bay 55+ Center

Board Members In Attendance: Barb Lucas, Gloria Wills, David Kuprowsky, Karen Fediuk, Michael Giordano, Brock Nordman, Ellie Willing, Dave Chater

Board Member Regrets: Perry Fanthorpe, Anna Hakim (one position vacant)

Number of CBACA Members in attendance (including board members): 32 – Quorum reached

Chaired by: Gloria Wills

Recording Secretary: Barb Lucas

1. Call to Order and Welcome

Gloria Wills called the meeting to order at **7:05pm** and welcomed everyone to the AGM. In attendance is our guest speaker for the evening Mayor Dean Murdock.

Gloria introduced and thanked all current board members.

2. Territorial Acknowledgement

Karen Fediuk read the Territorial Acknowledgement.

3. Approval of the Agenda:

Motion: To approve the agenda as presented.

Moved: Hanny Pannekoek / **Seconded:** Dave Chater

Carried

4. Approval of the Minutes for CBA Annual General Meeting April 27, 2022

Motion: To approve the April 27, 2022 AGM minutes as circulated.

Moved: David Kuprowsky / **Seconded:** Mike Giordano

Carried

5. Guest Speaker – Saanich Mayor Dean Murdock

Summary Points:

- Mayor Murdock appreciates and enjoys getting out in the community and making presentations to groups such as our community association;
- Community associations are important;

- Current Saanich priorities:
 1. Housing affordability and supply
 - Saanich finds it best to work with organizations whose mandate includes running affordable housing projects;
 - Saanich assets are taken into consideration as possible land sources;
 - The goal is to make it easier and affordable to build family homes.
 2. Transportation
 - Mayor Murdock stated his keen interest in Road Safety – all kinds – walking, biking and driving;
 - The goal is to make it easier and safer for all residents to get around.
 3. Climate adaptation and sustainability
 - Recent intense weather events demonstrate the need to be ready to deal with climate events.
 4. Economic development
 - Saanich is interested in supporting *local* businesses, not the big box stores;
 - Gathering places – ie restaurants, cafes, grocery stores, medical clinics – are all important in “making a community”.
 5. Reconciliation
 - Saanich continues to work on meaningful action to further this goal.
- Saanich Initiatives currently underway – Mayor Murdock encouraged residents to join in the process:
 1. Strategic Update of the Official Community Plan (OCP)
 - The current OCP was adopted in 2008;
 - There are a number of current issues that were not anticipated in 2008;
 - The strategic update looks to incorporate Saanich’s current broader goals and policies relating to climate change and housing strategies.
 2. Saanich Biodiversity Conservation Strategy
 - The goal of this initiative is the protection of Saanich’s natural state.
 3. Urban Forest Strategy
 - Current Forest Strategy adopted in 2010;
 - One goal is to protect and restore tree canopies.

Summarized Questions from the Floor and related summarized answers:

1. Q. There are 5 priorities that you have listed. Of them, which is the *biggest* priority?
A. Community Well-being. The goal is to create Liveability – and most of the priorities feed into this. Transportation is important, but Council must listen to all concerns of all residents of Saanich.
2. Q. Is there any priority given to the Sayward / Fowler / Cordova Bay Road corridor?
A. There is an awareness that this stretch of roadway is not as welcoming to all users as it should be. The sidewalk project starting this summer across from the elementary school will begin to address part of the issue.
3. Q. It does not feel like Saanich has kept up with community sports facilities and fields for local children and families, with some sport participants having to travel out of the municipality for field use.
A. There are 53 Saanich sports fields used year round with intense demand. Many of these fields are shared with other community sports organizations. Saanich is currently exploring opportunities with School District 63 for Saanich to help maintain and upgrade school fields in exchange for broader community use.
4. Q. Regarding below-market housing – Developers pay into the Affordable Housing “Pot”. But developers do not build affordable housing, other than maybe a very small amount as part of their development project. How can that be changed?
A. A builder can do construction at less cost than Saanich. The only way to accomplish more affordable housing is to partner with a Non Market Housing organization to run the affordable housing complex once completed. Saanich is also looking at how to get a mixture of housing – ie rentals / multi-plexes – incorporated into affordable housing projects.
5. Q. The Sayward and Pat Bay Highway intersection is a huge safety issue, specifically relating to illegal turns out of the PetroCan gas station. Who is responsible for this?
A. The intersection is controlled by the provincial MOT (Ministry of Transportation). Anyone with concerns should be contacting MLA Lana Popham’s office. Kathleen Burton, Administrative Assistant to Lana Popham, is in attendance at tonight’s meeting. (Kathleen introduced herself and encouraged anyone with concerns to email their office.)
6. Q. What is happening with the old FasGas station at the same intersection? Whatever happens there may contribute to the issue.
A. There are no redevelopment plans in front of Saanich at the moment.

7. Q. Regarding the goal of affordable housing – Saanich property taxes have gone up over 20% in the past 2-3 years. How can people afford taxes, let alone housing? And therefore cannot afford to live in our community?
- A. Budget pressures are high, including a 12% increase in construction costs – an extraordinary increase. The current budget results in a 7.1% increase in property taxes. Staff is trying to identify ways to operate more efficiently, looking at a balance between budget and demand for services. For every 1 email about high property taxes, there are 100 emails about the lack of or need for improvement of services.
8. Q. Since about the 1980's it appears that resources are not available to local governments for larger issues. How can local governments help change this?
- A. Currently there has been an increase in support from Federal and Provincial governments for affordable housing. The use of municipal assets can be applied positively in this way for housing initiatives. The Federal and Provincial government priority focus shifts regularly with funding for transportation initiatives. Saanich continually prepares to be ready with appropriate projects when funding becomes available.
9. Q. Reconciliation – are you inspired by what is in our LAP?
- A. Yes. This year's budget includes funds to support and work on opportunities with the W̱SÁNEĆ Leadership Council to turn opportunities into reality.
10. Q. Biodiversity – how do you balance that with the push for affordable housing, which requires more building?
- A. There are competing interests in everything we do. What we can do is create certainty around what gets preserved through strict policies. The Biodiversity Protection Strategy will address this and will be incorporated into the updated OCP.
11. Q. The Provincial Government is now allowing 4 units on single family zoned properties. How is Saanich going to handle this?
- A. Saanich will look to understand the Provincial rules and align with the province. At the moment, Provincial rules trump Municipal rules.
12. Q. Saanich is moving towards broader property “zones”, with Community Amenity Contributions (CAC) going to the broader zone, as opposed to the neighbourhood in which the development is in. What will happen to the CAC \$'s currently ear-marked for Cordova Bay?
- A. The mayor believes that ear-marked funds will remain ear-marked for the specific neighbourhood.

There were no further questions. Gloria thanked Mayor Murdock for his presentation and attendance at our AGM. The Mayor ended with comments on the current Mayors Murdoch/Murdock Challenge supporting the Victoria Hand Project. This local organization makes prosthetic arms for amputees in

need, for those Ukrainian people injured in the war. He expressed his thanks for being invited to our AGM.

6. President's Report

Barb thanked all those present for attending tonight, and presented her President's Report, attached as Appendix A.

7. Treasurer's Report

Karen presented the fiscal year ending December 31, 2022 Financial Report, attached as Appendix B, and noted that:

- Some "behind the scene" investments were made during 2022:
 - The Board made the decision to move to "google workspace" and use standardized email addresses as opposed to personal emails. Higher technical costs were incurred.
 - A second scholarship was created at Claremont Secondary School for a student of Indigenous heritage. CBACA now sponsors two scholarships of \$500 each.
- The decline in overall revenue was mainly in membership; again, less opportunities to promote memberships through events such as Cordova Bay Day.
- The GIC of about \$21,000 provides a buffer.

Motion: That Katarina Edwards of Katerina's Bookkeeping be retained as the financial reviewer for the Cordova Bay Association for Community Affairs for 2023, as required by Part 7, Number 51 of the CBACA Bylaws and as recommended by the CBACA Board of Directors.

Moved: Mike Giordano / **Seconded:** Brian Thom

Carried

8. CBACA Committee Reports & Activities

- Planning

Mike presented his Planning Report, attached as Appendix C.

Summarized Questions from the floor, and summarized answers:

1. Q. The Trio development. Will it ever go ahead?
 - A. Aragon has many other developments on the go and will strategically plan when they want to start this development.
2. Q. Fenn and Cordova Bay Road. Will it go ahead? It is a dangerous intersection.
 - A. The development is approved but the economic environment may be holding them back from starting.

3. Q. Why isn't the Beach House considered Heritage property? Could it be demolished?
A. The property has no official heritage designation, but does have heritage status.
4. Q. Does CBACA *wait* for developers to come to the board, or does CBACA approach developers *first* if activity is noticed in the neighbourhood?
A. Saanich requires developers to go to community associations, but cannot make them take this step. However, it would be a big red flag if Saanich Council did not see a response from CBACA.

- **Transportation Report**

Dave presented his Transportation Report, attached as Appendix D, noting that some of the advocacy to Saanich that has been done by previous Transportation Committee members over the past 15 to 20 years is coming to fruition.

Summarized Questions from the floor, and summarized answers:

1. Q. There is no cross walk at Doris Page Park and Cordova Bay Road across to the park beside Parkview store. Could CBACA advocate to Saanich for a light-controlled crosswalk here? This is also a 30km speed zone due to the playground at the park.
A. Yes! We put this to the Mayor at our last meeting with him; many crosswalks are identified in the LAP and we will continue to push for these.
2. Q. Doumac Park has an unofficial trail that goes from the Doumac stairs to Del Monte Ave. At the time of the LAP process this was identified as going to be part of the public trail system. Is that going to happen?
A. There was park dedication as part of the development on Del Monte Ave and the LAP indicates a commitment by Saanich to completing this trail connector.
3. Q. The Fenn Road development is not currently going ahead, yet Saanich is going ahead with the sidewalk and crosswalk improvements at and near that intersection. Why?
A. Saanich is aware of the Fenn development and will take that into consideration of what they do immediately adjacent to the development, knowing that the developer will do the required upgrades once construction starts.
4. Q. The lack of a bike lane on Claremont Road is extremely dangerous for students. Any indication from Saanich about improving bike / pedestrian safety up this road section?
A. Nothing that we know of.
5. Q. Speed reduction is one thing, but traffic calming is also important. Does Saanich have any plans for this next step?
A. Saanich Transportation does have this as a priority, but not in the immediate future.

9. Election of Directors

Debbie Sherwood, member of the Nominations Committee, presented the slate and bios of those running for election / re-election. She 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: David Kuprowsky, Brock Nordman, Ellie Willing and Nicole McKay.

There remains one vacancy for a two year term and one vacancy for a one year term.

10. New Business

There was no new business.

11. Motion to adjourn.

Moved: Anita Kess / **Seconded:** Karen Fediuk

Carried

The meeting adjourned at 9:00 pm.

President's Report

Board Activities:

- A quiet year from a Planning perspective; not one development presentation at our monthly board meetings throughout 2022.
- Final presentations to Council regarding the Cordova Bay Local Area Plan, adopted by Council in March 2022.
- Attendance at the Phase I workshop for Saanich's Strategic Update of the Official Community Plan.
- Attendance at Claremont Secondary School Awards ceremony to present the two CBACA Scholarship awards.
- Planning and co-hosting the All Candidates Meeting for the municipal election last October, along with partners Broadmead, Blenkinsop, and Falaise community associations.
- Attendance at the Saanich Police Department Community Partner Forum
- Participation in SCAN (Saanich Community Association Network) to have our perspective heard on broader issues relating to the whole of Saanich.
- Ongoing communication with Saanich Mayor and staff, primarily in Planning and Engineering.

Biggest Local News for 2022 - the announcement that the Beach House restaurant and parking lots were up for sale, with the restaurant likely closing at the end of August 2023.

Communication:

- 20 Mail Chimp notices were sent out to members over the course of the year, with the information mirrored on our website. We have about a 60% to 70% open rate on the mail chimp notices; it is a balancing act trying not to overwhelm but to keep residents informed.
- 3 digital issues of the Cordovan were published, also posted on our website.
- Decision made last fall to do a Direct Mail Drop of a hard copy version of the Spring 2023 Cordovan. We welcome your feedback.

Volunteering:

- One Board vacancy - Events Chair - throughout the year. This is more accurately described as community engagement in all forms. The Speaker Series is one example.
- Membership is another important area that we are now looking for someone to manage the membership database.
- Huge thank you to our Cordovan publishing team.
- Many thanks to all my colleagues on the Board over the past year.

Appendix B

Treasurer Report

The Association's operating results and financial condition continue to be very healthy, as has been the case for the past number of years. There was a decline in overall revenue from membership renewal. Expenses are up due to specific "behind the scene" investments made. We continue to receive annual financial support from Saanich.

CBACA Balance Sheet, December 31, 2022			
		2022	2021
Assets	Cash	\$4,920	\$8,628
	Accrued Interest		
	Investments	\$21,407	\$21,237
Revenues Summary		\$2,567	\$4,271
Expense summary		\$6,108	\$3,683
Net Assets	Operating Fund	\$26,323	\$29,865

Appendix C

Planning Report

Roles and responsibilities of the planning co-chairs

- The Board's point of contact and or developer liaison for most Planning related issues in Cordova Bay;
- Responds to community communications on Cordova Bay developments;
- Contributes Planning articles to The Cordovan and provides current development application updates for the CBACA website;
- Ensures the developer completes and submits to CBACA the CBACA Development/Zoning application prior to the presentation to the board, which provides details in order for the Board to reply to a referral request from Saanich;
- Examines all proposals for development, subdivision and or rezoning changes in the community, to make sure they meet the requirements of the Cordova Bay Local Area Plan;
- Responds to Saanich in a timely manner as to the CBACA support or identify any issues regarding project proposals.

Advocacy for our new Local Area Plan (LAP)

Issue

Contrary to our new LAP, Saanich Council approved an interim policy to potentially allow buildings up to 6 storeys to be built in residential areas.

Our Response:

November 2022, CBACA made a presentation to council seeking an exemption in the policy for Cordova Bay.

The Outcome:

Mayor of Saanich provided a response to the CBACA's presentation:

- The interim policy is expected to only be in place until April 2023 and until the updated strategic Official Community Plan (OCP) is completed.
- Any applications that might fall under this interim policy would be reviewed against Saanich's existing policy and bylaw framework, including LAP's.
- For Cordova Bay, the new LAP would provide much more recent guidance for this analysis.
- This new LAP would provide greater weight in staff policy recommendations than other areas of Saanich with much older LAP's.
- No further action will be taken by Council on the policy in the short term, but that Council's vision and policy direction for density increases will be reflected in the upcoming OCP strategic amendment coming this year.

Next Steps

The CBACA has been involved in the ongoing OCP Strategic update engagement sessions and continues to advocate for Cordova Bay throughout this planning process based on our new LAP.

Developments

- The Haro – all done! Occupancy for both Residential and Commercial in place.
- The CBCC – The Cordova Bay Community Club. No updates since last AGM. To Recap: rezoning unanimously approved in February 2022. Demolition / construction to be announced. Building will feature 8 courts, bathrooms and change rooms and a meeting area.
- The Tides – 986 – 990 Doumac Ave. Pre sales have begun, for example one penthouse is pending sold. Building is a 4 – storey condo with above-ground parking. Demolition / Construction timelines to be announced. New building will feature 17 unit strata-titled building.
- Trio Site – Aragon properties located at 755 Cordova Bay Road continues to undergo remediation work to reinstate historical grades and Aragon plans to submit a new rezoning / development permit package to Saanich Council when available.
- Beach House – All 6 properties the owner has are for sale. There are 2 beach front properties for sale, 3 properties across the street on Cordova Bay Road (current parking lots) and 1 property on Abbey Road.

Appendix D

Transportation & Parks Report

- **Background**
 - Active 6 person committee with external volunteer community members.
 - Portfolio expanded to include parks.
 - “Our bible”- the new LAP: Transportation & Mobility and Parks, Open Space, Trails and Community Facilities sections.

- **Successes**
 - Speed limit reduction on CBR/Fowler/Sayward Corridor (with more to do!)
 - LAP approved!!

- **Recent activities**
 - Presentation to Mayor Murdock re: pedestrian and cycling safety on CBR and elsewhere in Cordova Bay.
 - Participate in the update of the Active Transportation Plan.
 - Participate in the Road Safety Action Plan Workshop.
 - Seek enhancements to pedestrian safety in the upcoming pedestrian and cycling improvement project in front of the elementary school.

- **Current priorities**
 - Obtain youth input into priorities for parks in Cordova Bay.
 - Recommend a “public art” contribution to one of CB’s parks.
 - Support community/neighbourhood invasive species removal and restoration projects (e.g. Doris Page Park).
 - Support improved park and environmental mapping projects
 - Engage with Saanich Parks on community priorities.
 - Continue to advocate for pedestrian and cycling safety improvements:
 - Cordova Bay/Fowler/Sayward corridor
 - Lochside Trail/Drive
 - Other residential streets
 - Advocate for improved public transit.