

**Cordova Bay
Association for
Community
Affairs**

**Annual General
Meeting
30 April 2025**

Welcome!

**Eagle Heading for a Landing in the
Trees at Agate Lane**



Cordova Bay Association for Community Affairs

Board of Directors (April 2025)

President Barb Lucas

1st VP & Website

2nd VP & SCAN Rep. David Kuprowsky

Secretary Hilary Parker

Treasurer Karen Fediuk

Membership Pat Bourke

Planning Chair Mike Giordano

Transportation & Parks Dave Chater

Public Relations Chair Brock Nordman

Events & Community Quinn Yu

Engagement

Cordova Bay Association for Community Affairs

Territorial Acknowledgement

As representatives of the Cordova Bay Association for Community Affairs, we acknowledge the W̱SÁNEĆ and Lekwungen peoples on whose traditional territory our Cordova Bay community was built, and offer our respects to their ancestors who were living at the village of ʔEL, IłĆE at the time of the South Saanich Treaty of 1852.

We recognize that the 1852 South Saanich Treaty charted out a relationship with the W̱SÁNEĆ and Lekwungen peoples that we are hoping to continue to develop today and into the future.

(Courtesy of Dr. Brian Thom, Associate Professor, Department of Anthropology UVic January 2021)

Cordova Bay Association for Community Affairs

2025 AGM ~ Agenda ~ 7:00 pm

- 1. Welcome & Call to Order**
- 2. Territorial Acknowledgment**
- 3. Approval of the Agenda**
- 4. Approval of the Minutes of the 2024 Annual General Meeting**
- 5. Guest Speaker ~ Saanich Mayor Dean Murdock**
- 6. President's Report**
- 7. Treasurer's Report (Financial Statements for Fiscal Year 2024) ~ Appointment of the Financial Reviewer for the 2025 Fiscal Year**
- 8. Constitution & Bylaw Updates for Approval**
- 9. CBACA Committee Reports ~ Planning Report ~ Transportation & Parks Report**
- 8. Election of Directors**
- 9. New Business**
- 10. Motion to Adjourn**

Cordova Bay Association for Community Affairs

Motion to approve the Agenda
as presented.

Moved: / **Seconded:**

Cordova Bay Association for Community Affairs

2024 AGM ~ Minutes

(Full Minutes included in the AGM Package)

Held April 24, 2024

Location Cordova Bay 55+ Center

Board Members In Attendance

Barb Lucas, Gloria Wills, David Kuprowsky, Karen Fediuk, Michael Giordano, Ellie Willing, Dave Chater, Pat Bourke, Quinn Yu

Board Member Regrets: Brock Nordman, Nicole MacKay

Number of CBA Members in attendance (including board members)

33 before call to order. Quorum reached. One additional member joined after the call to order, for a total of 34. Additionally, five non-members and two visitors attended.

Chaired By: Barb Lucas

Recording Secretary: Pat Bourke

- **Call to Order - 7:34pm.**
- **Motion:** To approve the agenda as presented.
Moved: Dave Chater / **Seconded:** Joy Cooper

Carried

Cordova Bay Association for Community Affairs

2024 AGM ~ Minutes ~ Continued

- **Motion:** To approve the April 26, 2023 AGM minutes as circulated.
Moved: Ed Boomers / Seconded: Ruthild Ohl **Carried**
- **Guest Speaker** - Lindsay Chase, Director of Planning, District of Saanich
(Summarized report and summarized questions / answers included in draft minutes handed out)
- **President's Report** - Barb Lucas (attached as Appendix A)
- **Treasurer's Report** - Karen Fediuk (attached as Appendix B)
- **Motion:** That Katarina Edwards of Katerina's Bookkeeping be retained as the financial reviewer for the Cordova Bay Association for Community Affairs for 2025, as required by Part 7, Number 51 of the CBACA Bylaws and as required by Part 7, Number 51 of the CBACA Bylaws and as recommended by the CBACA Board of Directors.
Moved: Hanny Pannekoek / Seconded: David Kuprowsky
Carried

Cordova Bay Association for Community Affairs

2024 AGM ~ Minutes ~ Continued

- **CBACA Committee Reports & Activities (Planning, attached as Appendix C, and Transportation, attached as Appendix D)**

- **Election of Directors**

The following slate was elected by acclamation:

- Elected for a two year term: Barb Lucas, Karen Fediuk, Mike Giordano, Pat Bourke, Dave Chater, Gloria Wills.
 - Elected for a one year term: Quinn Yu
- There remains one vacancy for a one year term.

- **There was no new business**

- **Motion** to adjourn.

Moved: Robyn Dyke / **Seconded:** Ken Pennie

Carried

The meeting adjourned at 9:31 pm.

Cordova Bay Association for Community Affairs

Motion to approve the April 24,
2024 AGM minutes as presented.

Moved: / **Seconded:**

Cordova Bay Association for Community Affairs

Guest Speaker

Dean Murdock
Mayor, District of Saanich

Cordova Bay Association for Community Affairs

President's Report

Board Activities:

- Kept in close contact with Saanich Council and staff, primarily through our Transportation & Parks and Planning Chairs, to advocate on issues affecting Cordova Bay.
- Undertook the updating of the CBACA Constitution & Bylaws.
- Represented Cordova Bay at SCAN, the umbrella group of Saanich Community Associations, which focuses on issues relating to the broader municipality.
- Published *The Cordovan* - “printed and delivered to your door” - with Spring / Summer and Fall / Winter editions.
- Attended the Claremont Secondary School awards ceremony in June 2024 to present to a graduating student one of the scholarship awards that CBACA sponsors.
- Attended and presented at Saanich's first Town Hall meeting in October.

Cordova Bay Association for Community Affairs

President's Report

Event News

- Cordova Bay Day, held June 2024, a success! No event planned for 2025.
- All Candidates Meeting for the **Provincial** Election, planned for Fall 2024, was cancelled due to one of the three political candidates declining to participate. The committee's decision was to cancel the event.

Communication and Membership

- *The Cordovan* is our primary communication tool to members and residents; we plan to continue the printed version twice a year as long as we are financially able.
- Mailchimp notices go to members who have provided email addresses. Members value our ongoing updates.
- Website **cbaca.ca** is regularly updated, a great resource with a wealth of information.
- Membership at **578 members** at the end of 2024, an **increase of 19% over 2023**.
- The membership fee will remain at **\$10 per household per year** for 2025.
- More information about membership is available on the website: **cbaca.ca/membership**

Cordova Bay Association for Community Affairs

President's Report

Volunteering:

- Heartfelt thank you's to my Board colleagues; it has been a very productive year.
- Thank you to all those volunteers "behind the scenes" who helped the Board through sub-committee work: The Cordovan Publishing Team; Transportation & Parks sub-committee; the reinvigorated Cordova Bay Day Organizing Committee; the Nominations Committee and our new website administrator.
- Our gratitude to 55+ for their continued support providing us use of their facility for our monthly board meetings and AGM.

Cordova Bay Association for Community Affairs

Treasurer's Report

(Full Treasurer's Report & Financial Statements included in the AGM Package)

The Association's operating results and financial condition continue to be healthy. In 2024, CBACA awarded a \$500.00 scholarship to a Claremont student for post-secondary, supported the production of 2 Cordovan newsletters and Cordova Bay day.

CBACA Balance Sheet, December 31, 2024

		2024	2023
Assets	Cash	\$4,736.83	\$7,346.84
	Investments	\$23,451.36	\$22,305.04
Revenues Summary		\$15,201.32	\$18,461.57
Expense summary		\$16,665.01	\$15,133.09
Net Assets	Operating Fund	\$28,188.19	\$29,651.88

Cordova Bay Association for Community Affairs

Appointment of the Financial Reviewer

Motion:

That Katerina Edwards of Katerina's Bookkeeping be retained as the financial reviewer for the Cordova Bay Association for Community Affairs for 2025, as required by Part 7, Number 51 of the CBACA Bylaws and as recommended by the CBACA Board of Directors.

Moved: / *Seconded*

Cordova Bay Association for Community Affairs

Constitution & Bylaws Update

- Board began the process of updating CBACA Constitution & Bylaws in September 2024.
- Members were notified of the process, including timing and opportunities for input.
- Full process listed on our website: cbaca.ca.
- Final draft of both documents circulated to members on April 10, 2025; now presented at this AGM for approval by special resolution which will allow us to submit them to BC Registries.
- Current bylaws require a 75% majority vote to approve, by members only.
- Many thanks to those members who provided input!

Cordova Bay Association for Community Affairs

Constitution & Bylaws Update

Special resolution to approve the CBACA Constitution as presented.

Moved: Barb Lucas / **Seconded:**

Special resolution to approve the CBACA Bylaws as presented.

Moved: Barb Lucas / **Seconded:**

Cordova Bay Association for Community Affairs

Planning Report

Chair: Michael Giordano



Planning Report

Roles and responsibilities of CBACA planning

- The role of the planning committee is to be a point of contact and liaison with residents, developers, and Saanich Municipal staff, and to examine proposals for development, subdivision and/or rezoning changes in the Cordova Bay area.

Changes to Saanich Official Community Plan (OCP)

- May 2024 Saanich adopted its updated Official Community Plan.
- Cordova Bay and Cadboro Bay “Village Plans” included in the bylaw; the rest of the Cordova Bay Local Area Plan adopted as a Council Resolution, therefore not part of the OCP Bylaw.
- To be in compliance with Provincial Bill 44, passed in November 2023, Saanich’s updated Official Community Plan permits a range of housing types, including up to 3 storeys, on single detached lots.
- Even though the full Cordova Bay Local Area Plan is not part of Saanich’s Official Community Plan bylaw, CBACA continues to refer to it where applicable in all our dealings with Saanich.

Planning Report

Development projects and items of interest underway in our community.

Beach House Restaurant: The restaurant closed in August 2023; the property continues to be for sale. The 3 associated properties across the road are also for sale and the owner continues to review various offers as they are received. There is a pending offer on the Beach House restaurant property; in the meantime a pop-up Thai take out restaurant currently operates in the street-facing space.

5229 Cordova Bay Road: The site, previously that of an Esso gas station, at the corner of Fenn is under construction. The development, by Tiller + Grace, is a four-storey residential building comprising 20 units with a ground floor commercial component and surface parking at the rear of the property.

986-990 Doumac Avenue: The Tides at Cordova Bay is situated in the 900 block of Doumac; this four-storey, 17-unit condominium is currently under construction.

Planning Report

Proposed Aragon Development, 755 Cordova Bay Road:

- Aragon held its second public presentation in November 2024; the first presentation was held November 2023.
- The November 2024 presentation continued to propose about 1,100 units on the 26 acre site including a mix of housing types, to be built over 4 phases and an approximate 20 year build out.
- Since November 2024, CBACA has engaged with residents, Saanich and Aragon, communicating the many concerns brought up after the Nov. 2024 presentation.
- CBACA sent out 3 updates to members (February, March and April 2025) and posted these updates on our website.
- Update included in the recent Spring / Summer 2025 issue of *The Cordovan*.
- To date, Aragon has not submitted its development proposal to Saanich.

Cordova Bay Association for Community Affairs

Transportation & Parks Report

Chair: Dave Chater



Transportation & Parks Report

- **Background**

- Active 6 person committee that features external volunteer community members.
- “Our bible”- Cordova Bay’s LAP: Transportation & Mobility and Parks, Open Space, Trails and Community Facilities sections.
- Also use Saanich’s Active Transportation Plan and Road Safety Action Plan
- Increased focus on parks



Transportation & Parks Report

- **First the positives...**
 - Ensured a safe walking area on the east side of CBR in the upcoming 2025 pedestrian and cycle safety improvement project in front of the elementary school.
 - Moved up sidewalk/bike lane project timing for Walema to the Beach House for completion by 2030 (originally 2040).
 - Advanced the timing of park maintenance projects at Doris Page, Sayward and Doumac Parks.



Transportation & Parks Report

- **This past year**

- Ongoing advocacy for pedestrian and cycling safety improvements along the CBR/Fowler/Sayward corridor and Lochside Drive.
- Developed a Vision Zero road safety funding proposal for a new pedestrian- controlled crosswalk on Cordova Bay Road near Doris Page/Cordova Bay Parks.
- Ongoing advocacy for park improvement projects
- Support for the Pulling Together volunteer program in Cordova Bay parks.
- Addressed resident concerns as needed.



Transportation & Parks Report

- **Future priorities**

- Continue advocacy for pedestrian and cycling safety improvements on the Cordova Bay/Fowler/Sayward Roads corridor and Lochside Drive.
- Resubmit an updated Vision Zero proposal for a new crosswalk on CBR
- Develop a partnership with local First Nations, Saanich Parks & Uvic Anthropology on an art/cultural feature installation in a Cordova Bay beach park.
- Engage with Saanich Engineering and Parks on improved accessibility to the beaches.
- Provide support and increase the profile of local volunteers to restore natural areas in CB Parks.
- Provide support and input into the Aragon rezoning and development application process.



Cordova Bay Association for Community Affairs

Election of Directors

Nominating Committee

Pat Bourke* (Chair)
Debbie Sherwood
Randy Otto

**There are openings for 6
Directors, each for a 2-
year term.**

Candidate List (2-Year Term)

- o Brock Nordman*
- o Don Hinz
- o Robyn Reid
- o *Open for nomination*
- o *Open for nomination*
- o *Open for nomination*

*Current Board member

Candidates for election - 2 year term

Don Hinz

- Resident of Cordova Bay for 25 years, with partner Nancyanne Cowell and their daughter.
- Now retired, owned a consulting business for over 40 years, providing Information Technology project management services to a wide range of individual projects and multi-million-dollar project portfolios.
- Has led cross-functional teams and worked with all levels of government and stakeholders.
- Has worked for non-profit and volunteer organizations; served as President of a local Toastmasters group and Assistant Director of Professional Development for the Victoria Chapter of the Project Management Institute.
- Bachelor's Degree in Agricultural Economics and an MBA.

Candidates for election - 2 year term

Brock Nordman (standing for re-election)

- CBACA Board member since 2020, responsible for Public Relations and Advertising.
- With partner Siobhan, moved to Cordova Bay in 2018 after moves in Canada and Australia.
- Grew up in Richmond, BC; UBC graduate in Forestry.
- Works as a realtor in Victoria; past experience in sales management.

Robyn Reid

- Resident of Cordova Bay since 2016, with her husband, son (high school) and daughter (elementary school).
- Works professionally in a senior administrative role with the Saanich School District (past six years).
- Recently completed a Masters of Arts, Conflict Analysis and Management, at Royal Roads University.
- With her family, values actively contributing to a sustainable, equitable and inclusive community.

Cordova Bay Association for Community Affairs

Election of Directors

First call for nominations from the floor.

Two CBACA members in good standing may nominate an individual to stand for election. The individual needs to be a CBACA member in good standing.

Second call for nominations.

Third call for nominations.

Conduct Election of New Directors if necessary

Cordova Bay Association for Community Affairs

2025 AGM

New Business ?



Cordova Bay Association for Community Affairs

2025 AGM

Motion to Adjourn

