

Cordova Bay Association for Community Affairs

**Annual General
Meeting
April 29, 2026**

Welcome!



Cordova Bay Association for Community Affairs

Board of Directors (April 2026)

President	Barb Lucas
Vice President	Dave Chater
Secretary	Robyn Reid
Treasurer	Karen Fediuk
SCAN Representative	<i>vacant</i>
Membership	Pat Bourke
Planning Chair	<i>vacant</i>
Transportation & Parks	Dave Chater
Public Relations Chair	Brock Nordman
Events & Community Engagement	Jennifer Massullo
Member-at-Large	<i>vacant</i>

Cordova Bay Association for Community Affairs

Territorial Acknowledgement

As representatives of the Cordova Bay Association for Community Affairs, we acknowledge the WSÁNEĆ 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 XEL,ŁĆE at the time of the South Saanich Treaty of 1852.

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

Cordova Bay Association for Community Affairs

2026 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 2025 Annual General Meeting
5. Guest Speaker
 - Saanich Police Chief Dean Duthie
6. President's Report
7. Treasurer's Report
 - Financial Statements for Fiscal Year 2025
 - Appointment of the Financial Reviewer for the 2026 Fiscal Year
8. 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

Approval of the Agenda

Motion:

*To approve the agenda of the April 29, 2026 AGM
as presented.*

Moved: / **Seconded:**

Cordova Bay Association for Community Affairs

2025 AGM ~ Minutes

(Full Minutes included in the AGM Package)

Held: April 30, 2025

Location: Cordova Bay 55+ Center

Board Members In Attendance: Barb Lucas, Karen Fediuk, Dave Chater, David Kuprowsky, Pat Bourke, Michael Giordano, Hilary Parker

Board Member Regrets: Quinn Yu

Number of CBA Members in attendance (including board members): 40

Chaired By: Barb Lucas

Recording Secretary: Hilary Parker

Call to Order - 7:15pm

Motion: To approve the agenda as presented.

Moved: Randy Otto **Seconded:** Helen Martindale

Carried

Cordova Bay Association for Community Affairs

2025 AGM ~ Minutes ~ Continued

Motion: To approve the April , 2025 AGM minutes as circulated.

Moved: David Gerrior **Seconded:** David Kuprowsky **Carried**

Guest Speaker - Mayor Dean Murdock

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 recommended by the CBACA Board of Directors.

Moved: David Gerrior **Seconded:** Alex Izett **Carried**

Cordova Bay Association for Community Affairs

2025 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: Brock Nordman (standing for re-election)
- Elected for a two year term: Robyn Reid
- Elected for a one year term: Don Hinz

There was no new business

Motion to adjourn.

Moved: Alex Izett **Seconded:** Mike Giordano

Carried

The meeting adjourned at pm.

Cordova Bay Association for Community Affairs

Approval of the Minutes

Motion:

*To approve the minutes of the April 30, 2025 AGM
as presented.*

Moved: / **Seconded:**

Cordova Bay Association for Community Affairs

Guest Speaker

April 29, 2026

Saanich Police Chief Dean Duthie

Cordova Bay Association for Community Affairs

President's Report

Board Activities - Administration:

- Completed the process of updating CBACA Constitution & Bylaws, which were presented at the 2025 AGM and approval by the membership. Both updates were filed with BC Registry Services and are now on our website.
- Attended the Claremont Secondary School awards ceremony in June 2025 to present very deserving graduating student Peri Little our scholarship award of \$500. CBACA initiated scholarships at Claremont Secondary School in 2019; full write-up of the criteria for our two scholarships and of all recipients over the past seven years are on our website.
- In June 2025, myself and Debbie Sherwood, Cordovan Team Lead, assisted at the SCAN information table at the Saanich Multicultural Festival at Uptown. The purpose was to educate Saanich residents about SCAN and promote community association involvement and membership.

Cordova Bay Association for Community Affairs

President's Report (cont'd)

Communication and Membership

- ***The Cordovan*** remains very popular and is a strong communication tool to keep our community informed; 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 these ongoing updates.
- Our website **cbaca.ca** is now a decade old. In January 2025 we welcomed Crystal Sherrah as our new Website Administrator. During 2026 Crystal, with Board input, will be updating the website; watch for a roll-out later this year.
- **Membership** stands at **599 members at the end of 2025**, an increase of 4% over 2024.

Cordova Bay Association for Community Affairs

President's Report (cont'd)

Events:

- Good news in 2025 - we have a new Events & Community Engagement Chair. Jennifer Massullo was appointed to the Board in October 2025.
- We have made the decision to try a fresh approach to events, moving towards a few smaller targeted events as opposed to our one large event - Cordova Bay Day.
- CBACA hosted its inaugural *Breakfast with Santa* event in Dec.2025, at Bill Matticks Restaurant. Dec.2026 is already booked at the same location; watch for more details later this year.
- Also a plug now for the upcoming *Celebration of Community and CBACA's 50th Anniversary* at the Ridge Cafe on Friday May 8th, 2026.

Cordova Bay Association for Community Affairs

President's Report (cont'd)

Planning and Transportation & Parks:

- Our two most active portfolios are Planning and Transportation & Parks.
- CBACA Constitution now includes reference to the Cordova Bay Local Area Plan and we use it extensively as our advocacy and decision-making guide.
- The Aragon proposal for the Trio lands took up much of the Board's efforts in 2025. Prior to their submission to Saanich, we pro-actively met, more than once, with the developer, Saanich Mayor, Councillors, and Saanich Directors of Planning, Engineering and Parks to present community issues relating to the proposal.
- More details will be presented in the Planning and Transportation & Parks reports later in tonight's agenda.

Cordova Bay Association for Community Affairs

President's Report (cont'd)

Our Volunteers:

- 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 Nominations Committee and our 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 financial condition is healthy. In 2025, the CBACA awarded a \$500.00 scholarship to a Claremont student for post-secondary education, supported the production of 2 Cordovan newsletters and held a Breakfast with Santa event. Notably, Rifflandia Music Festival donated \$500.00 to CBACA as part of their community impact program.

CBACA Balance Sheet, December 31, 2025			
		2025	2024
Assets	Cash	\$14,298.25	\$4,736.83
	Investments	\$20,339.49	\$23,451.36
Revenues Summary		\$19,384.13	\$15,201.32
Expense summary		\$12,934.58	\$16,665.01
Net Assets	Operating Fund	\$34,637.74	\$28,188.19

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 2026, as required by Part 11, Number 86(a) of the CBACA Bylaws and as recommended by the CBACA Board of Directors.

Moved: / Seconded:

Cordova Bay Association for Community Affairs

Planning Report

Chair: Janet Munson



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.
- The role has significantly narrowed since the passage of Bill 44, which entitles all landowners/developers to increase the density on single family lots for up to four units without requiring input from neighbours or community associations. Only larger multi-unit developments or those requiring re-zoning continue to generate a formal Response Referral to the CBACA.

Planning Report (cont'd)

Development projects brought to completion:

Beach House Restaurant: The restaurant closed in August 2023. The property has been sold with the owner's intention to create a gallery for indigenous art and other native retail products on the main floor. The lower floor will house a restaurant.

5229 Cordova Bay Road: The four-story Tiller and Grace complex is now complete, with several of the 20 units already sold. Tonolli's Deli will be opening a satellite café on the ground floor in the coming months, with surface parking located at the rear of the property.

986-990 Doumac Avenue: The Tides at Cordova Bay, a 17 unit condo project situated in the 900 block of Doumac is virtually complete, with units currently offered at market rates.

Planning Report (cont'd)

Proposed Aragon Development, 755 Cordova Bay Road:

- In July 2025, Aragon submitted its master plan for 1,160 units on the 26 acre site to Saanich for review. It proposes a mix of housing types to be built over 4 phases with an approximate 20 year build out.
- CBACA unanimously opposed the project in its present form and submitted its concerns in our Response Referral along with the rationale for its rejection. Objections center on the massive size of the development with the attendant problems it poses for traffic flow, community infrastructure and parks/habitat destruction. Lack of fit with the semi-rural and residential feel of the existing community was also noted.
- Saanich completed its multi-department review and issued its recommendations for revisions back to Aragon in late January 2026.

Planning Report (cont'd)

Proposed Aragon Development, 755 Cordova Bay Road:

- CBACA has not had any feedback from the developer or Saanich with respect to potential alterations to the project. However, a tentative meeting with the Aragon representative is promised for the coming weeks.
- CBACA will continue to engage with residents, Saanich and the developer as the project moves forwards. We will continue to update members through our website and the biannual Cordovan newsletter.

Planning Report (cont'd)

1156 Timber Lane:

- A proposal for a 17 unit townhouse on the 1.6 acre escarpment sandwiched between Major Rd and Timber Lane was submitted to Saanich in August 2025. Permission to access the complex through an extension of Temple/ Major Rd. rather than Timber Lane is also being sought.
- CBACA supported the development on the grounds that it was consistent with both the OCP and our Local Area Plan, with provisos regarding access, pedestrian safety and construction mitigation stated in our Response Referral submitted to Saanich in October. A subsequent letter outlining our ongoing concerns around the proposed road access was issued to Saanich in November.
- CBACA continues to periodically liaise with neighborhood residents as well as the project's manager, Niall Paltiel.

Transportation & Parks Report

Chair: Dave Chater



Transportation & Parks Report

Background

- Active 6 person committee that has featured external volunteer community members.
- Guiding documents:
 - Cordova Bay's LAP
 - Saanich's new OCP
 - Saanich's Active Transportation Plan and Road Safety Action Plan
 - BC Transit's future plans
- Increased focus on transit and parks



Transportation & Parks Report (cont'd)

Our work this past year:

- Ongoing advocacy for pedestrian and cycling safety improvements.
- Sought legal advice re: Saanich's commitments under the LAP.
- Developed a Vision Zero road safety funding proposal (Saanich co-sponsored).
- Submitted a request for improved transit service to Cordova Bay.
- Continue progress on the "art in parks" partnership with the Tsawout FN, Saanich Parks and UVic.
- Provided significant transportation & parks input to major development proposals.
- Ongoing advocacy for park improvement projects.
- Addressed resident concerns as needed:
 - eg. intersection of Fenn and CBR



Transportation & Parks Report

Results

- Positive progress on the “art in parks” partnership with the Tsawout FN, Saanich Parks and UVic.
- BC Transit recognition of the poor transit levels in CB and hope for the future.
- Vision Zero rejection of our year two crosswalk proposal.
- Advocacy for pedestrian and cycling safety improvements:
 - Zero progress on most requested improvements to Saanich,
 - Delays and deferrals on “announced” and future projects,
 - Disregard for commitments made in the LAP,
 - Saanich rejected our request to fund the CBR/Doris Page crosswalk project,
 - Rejection of “one-time” funding request to Saanich Council.

QUESTION- Are we being effective? Is there another way?



Transportation & Parks Report

Future priorities

- Continue advocacy for pedestrian and cycling safety improvements.
- Continue progress on the “Art in Parks” partnership with the Tsawout FN, Saanich Parks and UVic.
- Continue to provide CB input into BC Transit’s future transit plans.
- Continue to provide more fulsome transportation & parks input to proposed development applications.
- Recruit a director to provide more focus on Environment & Parks.



Cordova Bay Association for Community Affairs

Election of Directors

Nominating Committee

Robyn Reid* (Chair)
Debbie Sherwood
Randy Otto

CBACA Bylaw Part 6 #47 allows for no fewer than 6 and up to a maximum of 11 elected directors.

This year there are openings for 9 Directors, each for a 2-year term.

Five current directors have agreed to let their names stand for election.

Candidate List (2-Year Term)

- o Barb Lucas*
- o Karen Fediuk*
- o Dave Chater*
- o Pat Bourke*
- o Jennifer Massullo*
- o *Open for nomination*
- o *Open for nomination*
- o *Open for nomination*
- o *Open for nomination*

*Current Board member

Candidates for election - 2 year term

Barb Lucas

Barb has lived in Cordova Bay for over 35 years with her husband Rainer, raising their two daughters here. She is an accountant, retiring from the Art Gallery of Greater Victoria in her role as the Director of Finance & Administration in December 2018. Barb was involved with the neighborhood schools as her daughters went through Cordova Bay Elementary, Royal Oak Middle School and Claremont, participating in the Parent Advisory Councils at all three schools. Her passion is the walking trails and beaches around Cordova Bay, having walked them frequently with a group of friends since 1995, as well as now walking these trails and enjoying these beaches with her grandkids. Barb joined the Board in 2012 and is pleased to continue her volunteer service with the Cordova Bay Association for Community Affairs.

Dave Chater

Dave has lived in Cordova Bay for 35 years, raising two children who attended Cordova Bay Elementary, Royal Oak Middle School, and Claremont Secondary. He has been active in local sports as a softball coach with the Cordova Bay Fastball Association and has built a career grounded in a BCIT diploma in Fish, Wildlife and Recreation, a master's degree in Leadership from Royal Roads, and 30 years in parks management in BC. Dave's volunteer work includes board roles with the Victoria City Rowing Club and the Victoria Alpine Ski Club, leading kayak trips for the South Island Sea Kayaking Association, chairing the CRD Parks 2012 Strategic Plan Advisory Committee, and contributing to the 2022 Cordova Bay Local Area Plan. Dave has been on the board for the past 4 years and is seeking to continue as a CBACA director to advance the community vision outlined in the Local Area Plan.

Candidates for election - 2 year term

Karen Fediuk

Karen moved to Cordova Bay with her family in 2017, after living in Ladysmith for 17 years. Professionally, Karen is a Registered Dietitian and a Research Associate at Reciprocity Research Inc where she specializes in socio economic and health impact assessment. When she's not working, she's usually hiking or has her hands in the soil doing restoration work at a local park or tending her garden. Karen has been the CBACA treasurer since April 2021.

Pat Bourke

Pat has lived in Cordova Bay since 2014, after moving from Ontario. Now retired, she worked as a business writer, editor, strategic communications advisor, facilitator, and educator, serving clients across government, corporate, and non-profit sectors. She is also the author of historical fiction for young readers and is happiest on her bike. Pat's board experience includes roles with the Kintara Women's Chorus, the Newcomers Club of Greater Victoria, the Tippet Foundation, the Toronto Parents of Multiple Births Association, Central Neighbourhood House, and the Exultate Chamber Singers. Pat has headed up Membership for CBACA since 2023.

Candidates for election - 2 year term

Jennifer Massullo

Jennifer Massullo has proudly called Cordova Bay home since October 2010, when she and her husband—both born and raised on Vancouver Island—chose the community as the place to raise their family. They are the parents of two children who currently attend Royal Oak Middle School and are actively involved in the local community. Jennifer brings more than 25 years of professional experience in hospitality leadership and business strategy, having worked with some of Canada's most recognized hotel brands and luxury properties. She values community connection, collaboration, and thoughtful growth, and enjoys spending her free time exploring the many trails of Cordova Bay and walking along its beautiful beaches with her family. Jennifer is passionate about contributing to the continued strength and vibrancy of the Cordova Bay 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

2026 AGM

New Business ?



Cordova Bay Association for Community Affairs

2026 AGM

Motion to Adjourn

