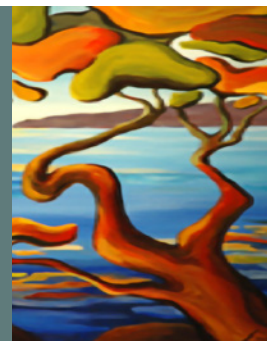


The Cordovan

50 Years



Fall 2026 / Winter 2027
Issue 44

Cordova Bay Association for Community Affairs (CBACA) www.cbaca.ca

TERRITORIAL ACKNOWLEDGEMENT

As representatives of the CBACA, we acknowledge the WSÁNEĆ and Lekwungen peoples on whose traditional territory our community was built, and offer our respects to their ancestors who were living at the village of ʔEL̓IL̓Ć at the time of the South Saanich Treaty of 1852.

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

CONTACT US

PO Box 53584
Victoria RPO Broadmead
V8X 5K2
President: president@cbaca.ca
Membership: membership@cbaca.ca
Advertise: advertising@cbaca.ca
Website: www.cbaca.ca

PUT SAFETY FIRST!

If you have traffic concerns or witness an incident, please contact Saanich Police to file a report.

(Non-emergency number is 250-475-4321).

The Cordovan is produced and distributed 2 times per year by the Cordova Bay Association for Community Affairs. The opinions expressed are not those of the Association Board unless specifically stated.

PRESIDENT'S REPORT By Barb Lucas

I'm not sure who coined the phrase "the lazy days of summer" but summer 2026, at least for me, was anything but! Fun, busy, and a bit crazy at times, yes, but not that many lazy days. All of a sudden school is back in, routines are re-established, and CBACA Board meetings start up again.

The other start-up this fall is the Fowler Park pickleball courts! These much-anticipated courts are now ready for play; a soft-opening happened on September 15, 2026. Read more about it in this issue by Gillian Taverna, CBACA Parks & Environment Chair, who attended the opening. Let the games begin!

Through summer 2026 there was quite a bit of board business happening. The GREAT news is that as a result of our Notice of Board Opportunities out to members, three Cordova Bay residents reached out to me to talk about what their interests were and how they could help. All three were appointed to the board over the summer, to be formally elected at the AGM in April 2027.

continued on page 2

PULLING TOGETHER IN THE PARKS UPDATE

By Anita Kess with contribution from Karen Fediuk

After four years of work by dedicated volunteers supported by the Saanich Parks Pulling Together Program, the Doris Page Park renewal project is showing tremendous success. The troupe of volunteers consists of between two and eight people who meet on the second and fourth Wednesday and Saturday each month for two hours. This means up to 100 person-hours of work happening every month.

WHAT'S GONE

Volunteers have removed many, many truckloads of invasive plants. Visitors who remember the park in years past will notice the difference:

- deadly English ivy that was choking the trees is almost completely gone

continued on page 4



Doris Page Park, Photo by Anita Kess

President's Report, continued from page 1

I want to give a warm welcome to Eric Dahli, Bren Moroz-Pettyjohn and Gillian Taverna.

Eric will take on the role of External Liaison, which includes representing CBACA at Saanich Community Association Network (SCAN) meetings as well as making connections with other local groups such as Cordova Bay 55+ and the school Parent Advisory Committees.

Bren is the new Social Media Chair, an area that has been sorely missing from communication with residents. We're excited to increase CBACA's visibility and accessibility through sharing more updates, stories and community information via CBACA's social media channels. You're invited to follow CBACA and help spread the word!

Facebook: *Cordova Bay Association for Community Affairs*

Instagram: *@cordovabayassociation*

Gillian is the new Parks & Environment Chair, as well as taking on the Planning Chair role. The Board has instituted a new Land Use Committee structure that includes Parks, Planning and Transportation; Gillian is a welcome addition to that committee.

At the CBACA Annual General Meeting in April, we also welcomed the election of new board member Jennifer Massullo! Jennifer contacted me in the fall of 2025 expressing her interest in contributing to the vibrancy of Cordova Bay through activities and community engagement.

Jennifer is the Events & Community Engagement Chair and, after being appointed to the board in the fall of 2025, got right to work planning the CBACA inaugural Breakfast with Santa held December 2025 and the CBACA 50th Anniversary Celebration at the Ridge Café in May 2026. There is more coming! Check out Jennifer's report in this issue.

Jennifer, Eric, Bren and Gillian join me, and board members Dave Chater (Vice President, and Transportation & Mobility Director), Karen Fediuk (Treasurer), Robyn Reid (Secretary), Pat Bourke (Membership) and Brock Nordman (Advertising). In this issue, you will find a complete list of everyone's contact information.

I am proud to work with such a dedicated group that brings energy, experience and a shared passion for community service. And if any Cordova Bay resident has

a desire to participate in the board in some way, contact me anytime. I am happy to discuss possibilities.

There are some new businesses in Cordova Bay! We welcome the newly opened Beach House Café and Lifeways Gallery/Indigenous Artistry at the former Beach House location. At Mattick's Farm, Paper Chain has now re-opened, but sadly Seaberry Garden & Flower has closed. We all look forward to new shops opening there soon!

Huge thanks to the businesses that support *The Cordovan* through their advertising! Please support your local businesses; they make our community the vibrant place it is.

As I write this (September 2026), the fall foliage in Cordova Bay is really starting to show its colours and drop its leaves. I'm not sure what the winter will bring, but cozy up and enjoy both seasons. Cordova Bay is beautiful any time of the year.



lifeways
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Lifeways Gallery supports cross-cultural alliances and a thriving intercultural community, through showcasing the gift of Indigenous Artistry.

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As we enjoy the last mild weather before winter begins, we are focused simply on Thanksgiving values that apply to everybody: togetherness, generosity and gratitude.

The protocols of our closest Indigenous neighbors during this 'moon season' center around seasonal harvesting and an indigenous concept of taking only what is needed, using it entirely, and giving back to the land in mutual reciprocity.

In the spirit of moving forward on a continuing journey of 'right relationship', we invite you to join us in one of our popular Indigenous artisan workshops.

5109 Cordova Bay Rd.
Victoria, V8Y2K1

✉ lifewaysvictoria@gmail.com

📷 @LifewaysVictoria



GAME ON AT FOWLER PARK

By Gillian Taverna

Cordova Bay's newest recreation facilities opened on September 15, with six dedicated pickleball courts and a new dedicated tennis court at Fowler Park now available for public play.

I have visited the park several times since it opened and have come away very impressed. The overall design is beautiful, and the courts feel thoughtfully integrated into the park rather than simply dropped into it.

One feature I particularly like is the generous pathway running along the Lochside Trail side of the park. It provides easy access to the viewing areas and individual courts, while connections to Lochside Trail at both ends allow cyclists and pedestrians to move naturally between the trail and the park. It creates excellent circulation and makes the space feel open and connected — not just for players, but for spectators, cyclists and people passing through.

There are plenty of thoughtful details throughout the park as well. Viewing areas provide places to watch the action, shade umbrellas offer some relief on sunny days, and the drinking fountain even includes a lower fountain for dogs. Together, these features make the park feel welcoming and comfortable for players and non-players alike.

There are, however, a few practical details that deserve another look.

The first is parking. The layout does not appear to make full use of the available edge closest to the Lochside Trail, where additional parking may have been possible. Given the popularity of Lochside Park and the additional activity Fowler will now generate, maximizing parking capacity here would seem worthwhile.

There are not enough garbage receptacles near the park exits. As use increases, conveniently located bins will help keep both the park and the adjacent Lochside Trail clean.

Some pickleball players flagged another concern: benches located immediately beside the playing areas appeared to interfere with play and, in their view, could present a hazard. That may be another item for Saanich to review as the courts settle into regular use.

An Investment in Community Health

The new courts form part of the larger Fowler Park Improvements Project, which followed several rounds of public engagement between 2021 and 2023. Some finishing work remains, but the transformation of the park is already impressive.

Investments like Fowler are about more than courts and pathways. Creating attractive places where people can exercise outdoors is an investment in community health and well-being, and places like this also give people an easy way to meet neighbours, socialize and stay connected.

That may ultimately be one of Fowler Park's greatest strengths. It provides opportunities for organized sport, casual exercise and social connection, while remaining a beautiful public park that can be enjoyed by people simply walking or cycling through.

There are a few practical issues to resolve, but they should not overshadow what has been accomplished here.

More information about the Fowler Park Improvements Project is available at saanich.ca/FowlerPark.



Photo by Gillian Taverna

Pulling Together in the Parks Update, continued from page 1

- toxic daphne plants have been removed
- most of the English holly has been removed or killed
- the thicket of blackberries that was blocking drivers' view of traffic at the Haliburton intersection is gone
- ground-growing English ivy is being beaten back inch by painstaking inch

WHAT'S BACK

With the invasive plants gone, native plants are making a comeback, and walkers on the trail can now delight to a springtime cascade of June plum blossoms, the lovely foliage of vanilla leaf, and emerging new ferns and fringe cups. Some new native plants have been provided by Saanich Parks to fill in gaps and prevent return of invasive plants.

NEW TRAIL SURFACE

Over the years, the trail through the park had become rutted and uneven due to erosion and wear. This summer, Saanich Parks resurfaced the trail and added new gravel, vastly improving the safety and comfort on the trail.



Photo by Anita Kess

SATISFYING SUCCESS

It is amazing what a few years of consistent toil can do. This project has had steady involvement from community volunteers, and the Victoria Master Gardeners Association who are a source of expert volunteers.

OTHER PARKS NEED HELP

The McMinn Park Pulling Together Program, in place for two years, is actively seeking volunteers. This local ecological restoration program, led by Karen Fediuk, has made incredible headway in removing many truckloads of invasive species and restoring degraded areas. But there remains a lot of opportunities to lend a hand in restoring the function of the Garry oak meadow and aquatic and riparian habitat of Galey Brook which runs through the park.

Sayward Park, which once had a very active volunteer group, is seeking a Lead Steward to help organize volunteers to continue the work in this beautiful park.

GET INVOLVED

Volunteering is very flexible. You can drop in, and if you enjoy this hands-on ecological restoration, consider becoming a registered volunteer (see details below). No experience or a high degree of knowledge about invasive species is needed. Neither do you need tools or gloves. But you cannot mind getting your clothes or shoes dirty.

To find out more about the program, including how to register as a Pulling Together Program volunteer, visit www.saanich.ca, select **Parks, Recreation and Community Services**

- search for "Volunteer for Pulling Together"
- by calling the Park Stewardship coordinator at [250-475-5522](tel:250-475-5522) or
- send an email to stewardship@saanich.ca

You can also contact Coleen Rogers (Co-Steward of Doris Page Park), coleenrogersmg@gmail.com.

EQUITY TAKE OUT



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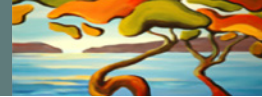
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RENEWALS



PLANNING REPORT

By Barb Lucas

For all developments relating to Cordova Bay, residents can view the progress of any application through Saanich's Permit and Development Tracker on their website www.saanich.ca

First, I again want to welcome Gillian Taverna to the CBACA Board. Gillian is the new Planning Chair (planning@cbaca.ca), as well as taking on the Parks & Environment Chair role (parks@cbaca.ca).

While Gillian gets up to speed on what CBACA is dealing with as of September 2026, here is my summary.

Under B.C.'s Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), local governments are generally prohibited from holding public hearings for residential development permit changes or zoning amendments that are fully consistent with an existing Official Community Plan (OCP). Therefore, CBACA does not get notified of every local development permit application. CBACA only receives a Referral Response Request from Saanich if a development has variances or rezoning. If the development conforms to the OCP, it proceeds directly to Saanich to undergo the internal

review process as it relates to sanitary, storm, water, roadways and building permits.

Currently, there is quite a bit of small-scale multi-unit (SSMU) housing development underway in Cordova Bay. For more information on SSMU Housing, please refer to *The Cordovan* Spring/Summer 2026 article "A Primer for Small-Scale Developments in Saanich" by Janet Munson, p 8-10. cbaca.ca/wp-content/uploads/2015/06/The-Cordova-Spring-2026_final-online.pdf

The current or proposed developments CBACA has or continues to respond to include:

1. 5146 - 5150 Cordova Bay Road at Doumac Avenue

- The proposed development has not, as of September 2026, been submitted as a formal application to Saanich.
- The proposal consists of two lots – one, the currently fenced corner of Doumac and Cordova Bay Road, and two, the adjacent property and building currently leased to The Land Conservancy of BC.
- Citta Group, the developers of the site, are proposing a six-storey condo building that will include 25 units, an above ground parking garage



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(like the Tides next door), two live/work units on the ground floor, and a ground floor corner commercial space (at less than 1,000 sq. feet). The 5th and 6th floors are proposed to be set back.

- The CBACA has highlighted with the developer that six storeys does not align with the Cordova Bay Local Area Plan (LAP), of which the Village Core is part of the Saanich OCP. The LAP states four storeys maximum.
- Saanich will appropriate a four metre allowance off the Cordova Bay Road frontage of the property for a continuation of the sidewalk and bike lane currently in front of The Haro. This represents a 12% reduction of their property.
- On July 29, the developer hosted a community meeting at the Cordova Bay 55+ offices to present their plans. Approximately 30-35 people attended, including three CBACA board members. CBACA assisted with getting the word out about the developer's open house through our Mailchimp email notice to members.
- Questions at the end of the presentation had common issues: significant concerns about the building height; lack of parking (i.e. commercial corner unit business, live/work ground floor two units, visitors and delivery vehicles); setbacks from the Tides building (2nd storey and higher); and related privacy issues and retention of the big tree currently on site.
- Comments also indicated support for the basic architectural design (except the height) and the inclusion of Indigenous artwork by local artist Chris Paul.
- The developer anticipates the development application review process with Saanich will take about a year, and if approved by Saanich Council, a further two years of construction. Nothing will be submitted to Saanich until after the October 17 municipal election.

2. Aragon Proposal for Development of the Trio Lands

- In January, Saanich requested additional information from Aragon; to date, Aragon has not responded.

3. Cordova Bay Community Club (CBCC) 941 Sutcliffe Road

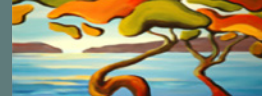
- CBCC has begun the process of securing funding for redevelopment of the Community Club building on Sutcliffe Road. As part of this process, CBCC

revised their plans previously submitted in 2022. CBACA supported the 2022 proposal, but has not had a Referral Response Request from Saanich on the new proposal.

- With a change in the plans, CBACA believes it is a good time for CBCC to re-engage residents about what Cordova Bay needs out of a *community* hall over the next few decades.
- Read the full article sent in September to members on CBACA's Planning page, [September 2026 Update 1](#)

4. 1156 Timber Lane

- This proposed development is for a 17-unit townhouse complex on a 1.6 acre private lot that sits on a natural escarpment overlooking Cordova Bay. Saanich has advised the developer that the development would require access through a new extension to Major Road, which is currently a cul-de-sac. Access to Major Road is via Temple Avenue, which in turn is accessed from Cordova Bay Road.
- CBACA submitted written responses to Saanich in October and November 2025 expressing general support for the application as it conforms with Saanich's new OCP and the Cordova Bay LAP direction towards expanding housing options in our community.
- In both responses, however, CBACA outlined concerns, echoed by the neighbourhood, about road safety and access, as well as suggestions for potential improvements and risk management. CBACA recommended Saanich explore alternate access options away from Major Road to the proposed development.
- The developer subsequently submitted slightly revised plans in May 2026, with adjustments for driveway configuration, increased tree retention, trail improvements and parking options.
- CBACA submitted a third response to Saanich in June 2026, again with general support for the development but acknowledging the strong concerns around traffic impacts and safety on Major Road, Temple Avenue and Cordova Bay Road.
- As of September 2026, the application is circulating within Saanich departments and external agencies for review and comment. Residents can view the progress of this application through Saanich's Permit and Development Tracker on their website www.saanich.ca



TRANSPORTATION AND PARKS

By Dave Chater

Introduction

The Transportation & Parks Committee of the CBACA board structure is in transition. As of September 2026, there is a new board member dedicated to parks and environment, and a separate director to focus on transportation and mobility issues. These changes will enable increased focus and profile on both important areas within our community.

For this issue of *The Cordovan*, we will continue with the combined transportation and parks issues, but future newsletters will have separate Parks/Environment and Transportation/Mobility updates.

Transportation updates

Cordova Bay Road pedestrian and cyclist safety project.

The long-delayed pedestrian and cycling infrastructure safety improvement project on Cordova Bay Road and Fenn Avenue near the Cordova Bay Elementary School is now finally underway. The project is expected to be completed in March 2027.

Prior to the start of the project, CBACA was approached by nearby businesses and residents concerned about the poor and unsafe state of the intersection at Fenn Ave and Cordova Bay Road. Some of our identified issues included a narrow entrance/exit at Fenn and Cordova Bay Road, unregulated parking restricting vehicle and pedestrian movement on Fenn and a very limited pavement width on Fenn forcing drivers and pedestrians to drive or walk on gravel, dirt or mud at Fenn Ave and Cordova Bay Road. CBACA proposed immediate and interim remedial works to Saanich to fix this area until the larger construction project got underway.

As a result, Saanich made several minor changes to the intersection at Fenn Ave which did alleviate some of the immediate safety issues. The association will stay connected to the project manager to ensure safety or resident issues are dealt with promptly.

Doris Page/Cordova Bay Parks crosswalk.

CBACA submitted a funding request proposal in September 2025, in conjunction with Saanich, to BC's Vision Zero Road Safety Program for a pedestrian-controlled cross walk on Cordova Bay Road at Doris Page and Cordova Bay Parks. We were not successful

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Choosing to stay independent was a deliberate choice. As a locally owned practice, we answer to our patients and our community — not a corporate parent — which means every exam is scheduled with enough time to actually listen, answer questions, and get things right. Whether it's a child's first pair of glasses, a long-time patient managing a chronic eye condition, or a new resident finding an optometrist for the first time, we've always believed good eye care starts with a real relationship.

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system offers a non-invasive, Health Canada-approved treatment for dry age-related macular degeneration, helping stimulate retinal health and potentially slow disease progression. For patients struggling with dry eye, our Plasma Pen therapy provides a targeted, in-office treatment that goes well beyond drops and warm compresses. And for the families we see every year, our myopia monitoring equipment allows us to track and help manage nearsightedness in children early, when intervention can make the greatest long-term difference.

None of this would mean anything without the trust our patients have placed in us. Five years of referrals, familiar faces, and milestones — a first pair of glasses, a new prescription, a diagnosis caught early — have made Cordova Bay Optometry what it is today.

Thank you for five wonderful years. We can't wait to keep serving you and your family for many more years to come!

— Dr. Meaghan Goddard & Dr. Lisa Meister, Cordova Bay Optometry

with the Vision Zero grant funding. In addition, Saanich could not proceed in 2026 with this crosswalk installation due to department budget issues.

Subsequently, CBACA submitted a two-stage proposal to Saanich to install this crosswalk over two budget years. Saanich has indicated they are very aware of the safety concerns and community's continued support for a safe crosswalk at this location. The Engineering Department has now indicated that, subject to council's approval of the project and funding, the project could proceed with the installation of this crosswalk within the next two years.

Improved transit service

CBACA has been actively advocating for enhanced transit service for Cordova Bay with BC Transit and Saanich. We submitted a proposal requesting a dramatic improvement in service levels and coverage across the community. BC Transit has just completed an update of the future transit plan for the capital region. We are hopeful that Cordova Bay will finally get the transit

service that it needs and deserves as a community of 8,100 residents (or 7% of the population of Saanich).

Park updates

Fowler Park Expansion

Construction at Fowler Park is nearly complete with the creation of a large pickleball facility. The new pickle ball courts and tennis court are now open to the public. Final landscaping throughout the park will continue into the fall.

CBACA provided detailed input in the development of the park's 2022 concept plan. We did recommend, however, that additional toilets be installed into this significant park facility expansion. Unfortunately, Saanich Parks decided to continue with the single existing toilet. We don't feel that one toilet will be sufficient when the park is being fully utilized, especially during tournament play. We will continue to encourage Saanich Parks to install additional toilet facilities for this expanded park.

Art in the Parks

Several years ago, CBACA dedicated funds to contribute to the installation of public art in one of Cordova Bay's beach parks. Since then, CBACA has been pursuing a collaboration with the STÁUTW (Tsawout) First Nation, Saanich Parks and UVic's Department of Anthropology on a proposal to install First Nations' art or interpretative signs at Agate, McMorran and Cordova Bay Parks. Agate Park was once the site of ʔEL ʔŁĆE an ancient village and an especially important cultural and historical site, along with the entirety of Cordova Bay, to the local First Nations.

The CBACA, in collaboration with project partners, submitted a proposal to Heritage BC for grant funding to complement the funding from the CBACA and in-kind contributions from UVic and Saanich Parks to implement this exciting project over the next two years. We expect to be notified by Heritage BC of the results of our funding request in October 2026.

Contact emails for Parks & Environment - parks@cbaca.ca

Transportation & Mobility - transportation@cbaca.ca

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to be exact.

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We hope you enjoy reading this edition of *The Cordovan*. The spring/summer issue will be available in April. If you have suggestions for articles, drop us a line at hello@cbaca.ca. In the meantime, please visit www.cbaca.ca for news and articles of interest.

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CALLING ALL NEIGHBOURS AND FRIENDS – MORE WAYS TO FOLLOW CBACA

By Bren Moroz-Pettyjohn

Help Spread the Word

Social media is one of the most effective ways we can connect quickly and consistently with our community and neighbours. Help increase that reach – follow, like, comment and share!

Stay connected with CBACA and what's happening in our beautiful community by joining CBACA on social media:

- Facebook: Cordova Bay Association for Community Affairs
- Instagram: @cordovabayassociation

CBACA's Mission

Inform, engage, connect with and advocate on behalf of the residents, property owners and local businesses of Cordova Bay to maintain a strong, vibrant, active, sustainable and positive community.

Help fulfill CBACA's Mission and share more about the place we live, work, play and love.

What's Ahead in 2027

Stay tuned for updates, stories, and helpful information. You'll learn about:

- Celebratory and social events
- Holidays and activities for all ages
- Community donations, grants, scholarships, and awards
- Local history, fun facts, and community highlights
- Health, safety and emergency preparedness
- Proposed developments and land use updates
- Road improvements and transportation news
- Environmental issues, parks and beaches
- Local businesses and advertising
- Becoming a CBACA member



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Photo by Colin Plant

CELEBRATING 50 YEARS OF COMMUNITY

By Jennifer Massullo

On May 8, 2026, the Cordova Bay Association for Community Affairs celebrated its 50th anniversary with a special evening at The Ridge at Cordova Bay Golf Course.

The celebration brought neighbours together to mark five decades of community, connection and the many people who have helped shape Cordova Bay over the years. With a strong turnout and an overwhelmingly positive response from residents, the evening was a wonderful opportunity to reconnect, share memories and celebrate this important milestone.

A highlight of the evening was the memory and photo display, which offered a glimpse into Cordova Bay's past and sparked plenty of conversation and reminiscing among guests. It was a meaningful reminder of how much our community has changed — and how many familiar connections remain.

We were also pleased to recognize four CBACA presidents, whose years of leadership has helped guide CBACA through different chapters of its history.

Pictured here: Alex Izett (2020-2022) Barb Lucas (2022 to present) David Gerrior (2003-2004) and Larry Gontovnik (2016-2020)

As we look back on the past 50 years, CBACA is grateful to the volunteers, residents and community members who have contributed their time, energy and ideas along the way. The anniversary celebration was not only a chance to honour that history, but also to look ahead to the next chapter.

The strong response to the evening showed how much our community values opportunities to come together, and we look forward to creating more occasions to celebrate Cordova Bay and the people who make it such a special place to live.



Photo by Donna Denman

CORDOVA BAY 55+ FALL ART SHOW

By Donna Miller

The Cordova Bay 55+ Art Group will be holding its Fall Art Show and Sale on Saturday, November 21, from 10 a.m. until 3 p.m. at Cordova Bay Elementary School, [5238 Cordova Bay Road](#).

Group members work in a variety of mediums including acrylic, watercolor, oil, pastels, mixed media, collage, ink and pencil.

More than 15 talented artists will be exhibiting their work which will include a wide variety of original art, art cards, unique handcrafted creations and gifts. This is a free indoor event and there is plenty of parking available.

CBACA 2026 CLAREMONT SCHOLARSHIP AWARD

By Barb Lucas

This is the 8th year that the Cordova Bay Association for Community Affairs has provided this scholarship to a very deserving Claremont student. In June 2026, CBACA was very pleased to present this year's scholarship award to Sophie Valiquette, who possesses good leadership skills and has demonstrated commitment to the community.



Sophie has been actively involved in extracurriculars centered around volunteer work. Most notably, she has worked behind the scenes as a dedicated member of the Claremont Key Club and the crew for Claremont's performances at the Ridge Theatre. Our warm congratulations to Sophie Valiquette; we wish her much success in her future endeavors!

EVENTS WITH CBACA By Jennifer Massullo

All Candidates Meeting

On October 5, CBACA, together with the Broadmead Area Residents Association and Falaise Community Association, jointly hosted a Saanich Municipal All Candidates' Meeting at Claremont Secondary School. We were pleased to work alongside our neighbouring associations to create an opportunity for residents to come together, participate in the local democratic process and hear directly from candidates seeking municipal office.

Fall Social

Thursday, November 5 | 7-9 p.m., Cordova Bay Golf Course, Tickets: \$29 per person

Join in on an evening of good company, live music and catching up with neighbours at the Fall Social. It's a wonderful opportunity to meet new faces and reconnect with friends.

We're pleased to welcome Soul Sauce Duo to provide the evening's live music. Soul Sauce Duo delivers a blend

of sultry vocals, sophisticated jazz and irresistible grooves — creating an elegant and intimate soundtrack for cocktails, conversation and an entertaining evening with neighbours.



Annual Breakfast with Santa



Sunday, November 29 | 10 a.m., Cordova Bay Golf Course, Adults: \$59 | Children: \$29

As November draws to a close, we turn our attention to the holiday season with our much-loved **Annual Breakfast with Santa**. Enjoy a festive late-morning buffet brunch, followed by a special visit with Santa. With the holidays still a few weeks away, there's plenty of time for Santa to get a head start on the gift-making!

Tickets & Information: For tickets to either event, please contact events@cbaca.ca.

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UNDERSTANDING AI: ACCURACY, PRIVACY, AND HOW TO STAY SAFE

By Crystal Sherrah

Artificial intelligence (AI) refers to computer systems that analyze large amounts of data to find common patterns, using that information to output intelligent responses. While these responses can feel genuine and human-like, they are merely a result of the existing training and algorithms used to create them. AI can only learn from the examples it processes. For instance, in the case of generating a particular photo that you request, the computer has learned by looking at the patterns of millions of examples of similar images. Then it calculates and arranges the data to create the finished photograph.

Many companies now create their own AI models, often tailored to specific tasks. For example, many people use *Claude* (by Anthropic) for writing and coding tasks, but turn to dedicated tools like *Midjourney* for image generation. AI only predicts patterns and cannot tell fact from fiction. As a result, even the most capable tools can deliver false details as absolute fact.

AI models frequently produce inaccurate or misleading information, which is why you should not blindly trust what they generate. While an AI's response might follow its data patterns on paper, it often lacks the real-world context needed to be safe or correct. In 2025, a 60-year-old man consulted an AI called ChatGPT seeking advice to reduce the amount of salt in his diet. Using an older version (3.5), ChatGPT recommended replacing regular table salt with sodium bromide, a toxic compound unsafe for human consumption. After following that advice, he was hospitalized with visual and auditory hallucinations.

There are similar concerns about sharing sensitive data, such as credit card information, SINs, confidential documents, and medical records. AI systems store the information you input, and this data can be reviewed by human personnel, used to train future models, or exposed in data breaches.

AI helps us learn, troubleshoot and create content faster than ever before, but it should be used with caution. Always consult reliable primary sources or qualified professionals for important information, and question any output received from AI. Above all, remember that companies treat all inputs, including uploaded files, as data. You will never truly know when your sensitive information could be used to train future models, repeated to other users, or become public.

CBACA PRESIDENTS

April 1976 - April 1978	Ken Fairburn
April 1978 - April 1981	Eric Robinson
April 1981 - April 1984	Charles Mike Doyle
April 1984 - April 1988	Roger Vale
April 1988 - April 1993	Desmond M. Connor
April 1993 - April 1998	Cliff Jones
April 1998 - April 2001	Donald Johannessen
April 2001 - April 2002	Chris Jansen
April 2002 - April 2003	Roger Stonebanks
April 2003 - April 2004	David Gerrior
April 2004 - April 2010	Roger Stonebanks
April 2010 - April 2011	Richard Alexander
April 2011 - April 2016	Anthony Minniti
April 2016 - April 2020	Larry Gontovnik
April 2020 - April 2022	Alex Izett
April 2022 - present	Barb Lucas

Of course, there were MANY, MANY more dedicated people involved each year on the board, taking on all the various roles required in ensuring the board ran smoothly.

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- **Check Your Attic** - Look for signs of moisture, roof leaks or unwanted visitors before winter sets in.
- **Prevent Frozen Pipes** - Disconnect garden hoses, drain outdoor taps and insulate exposed pipes.
- **Let Your Home Breathe** - Run bathroom fans and keep air moving to help prevent condensation and mould.
- **Be Storm Ready** - Trim branches near your home and keep flashlights and emergency supplies handy.

A little preparation goes a long way toward keeping your home warm, dry and ready for whatever Cordova Bay weather brings!



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WHOSE COMMUNITY CLUB IS IT?

By Gillian Taverna

Cordova Bay has had a community club since 1947, but many residents may be unaware of just how significant a community asset it is — or of the redevelopment now being planned for its property at [941 Sutcliffe Road](#).

Over time, awareness that this is actually Cordova Bay's community club appears to have been lost across generations of residents. Many people know the building primarily as a badminton facility, if they know it at all. Yet the Cordova Bay Community Club (CBCC) was established with a much broader community purpose, and the property itself is a rare community-owned asset.

The Club is now proposing a major new facility centred on 11 racquet-sport courts, primarily for badminton. According to information provided by CBCC, the size of the facility and number of courts are tied in part to the economics of financing and operating the redevelopment.

That raises an important question for Cordova Bay: what should our Community Club be for?

CBCC's constitution sets out a broad community mandate, including promoting fellowship, sponsoring sports and social activities, and supporting the advancement of the community. Yet the current redevelopment appears increasingly specialized around racquet sports, with comparatively little general-purpose community space.

That shift is especially significant because the property itself is an inherited community asset. CBCC's own

financial statements note that the land was donated and the original building was constructed with volunteer support. Today, the property is worth millions of dollars and redevelopment plans contemplate a project costing many millions more.

CBCC has also been pursuing significant outside financing and approximately \$2 million in federal funding. Information provided to members indicates that the organization has been exploring investor financing and loans, while the economics of the project appear to depend heavily on maximizing court use and revenue.

None of that makes a racquet-sport facility inherently problematic. Badminton has a long-standing place at the Club, and demand for court space is real. The larger concern is whether the broader needs of the Cordova Bay community were adequately identified before the building program became so heavily focused on one type of use.

To date, the proposed redevelopment has not been meaningfully presented to the broader Cordova Bay community. That is surprising given the scale of the project, the history of the property and the Community Club's broader constitutional purposes.

This is ultimately about more than badminton. It is about reconnecting Cordova Bay with a community institution that many residents may not even realize belongs to them in any meaningful sense, and deciding what role this rare community-owned site should play for future generations.

There is still an opportunity for residents to become involved. Those interested in the future of the Community Club can read the full article on the CBACA website, review more background information and find out how to join CBCC at: [Whose Community Club Is It?](#)



New Bike Track at McMinn Park, photo by D. Chater

CBACA BOARD OF DIRECTORS CONTACT INFORMATION

President: Barb Lucas – president@cbaca.ca

Vice-President: Dave Chater – transportation@cbaca.ca

Treasurer: Karen Fediuk – treasurer@cbaca.ca

Secretary: Robyn Reid – secretary@cbaca.ca

Membership: Pat Bourke – membership@cbaca.ca

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Jennifer Massullo – events@cbaca.ca

External Liaison Representative:
Eric Dahli – scan@cbaca.ca

Advertising and Public Relations:
Brock Nordman – advertising@cbaca.ca
Bren Moroz-Pettyjohn – hello@cbaca.ca

Land Use Committee:

Planning: Gillian Taverna – planning@cbaca.ca

Transportation & Mobility:
Dave Chater – transportation@cbaca.ca

Environment & Parks: Gillian Taverna – parks@cbaca.ca

Non-Board Administrators:

Website Administrator:
Crystal Sherrah – website@cbaca.ca

The Cordovan Newsletter:

Nancy Chave, Chris Harbord, Sari Naworynski,
Debbie Sherwood – cordovan@cbaca.ca

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Name (4): _____ E-mail: _____

Phone Number(s): _____

Annual Cost: Only \$10.00 per household. Membership fees support CBACA's activities on behalf of our community, provide grants to local non-profit organizations, and increase our influence with Saanich Council.

One Year - \$10.00 ☐ Two Years - \$20.00 ☐ Three Years - \$30.00 ☐ Five Years - \$50.00 ☐

Payments will be acknowledged by email. Do you also require a receipt? Yes, please ☐ No, thank you ☐

1) For an electronic, online-fillable form and instructions to pay by e-transfer, visit
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- By mail to PO Box 53584, Victoria RPO Broadmead, V8X 5K2; - OR -
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Personal information is collected solely for communicating with individuals joining CBACA.

