



Welcome!

Cadboro Bay Housing and Land Use Workshop

PURPOSE

The purpose of this event is to explore the future of housing and land use in Cadboro Bay. Opportunities are available to review the results of the Cadboro Bay Village Design Charrette and explore housing and land use issues in the broader Cadboro Bay Local Area.

Information gathered will help to inform land use and housing policies in the updated Cadboro Bay Local Area Plan. A draft of the updated Plan will be presented for public feedback in 2019.

EVENT SCHEDULE

Tuesday, November 27

- 4:30 pm Open House and Workshop Registration
- 6:00 pm Presentation
- 6:45 pm Workshop

Wednesday, November 28

- 6:00 pm Presentation and Group Discussion

FUTURE WORKSHOPS

Additional workshops are planned in Cadboro Bay on the following topics:

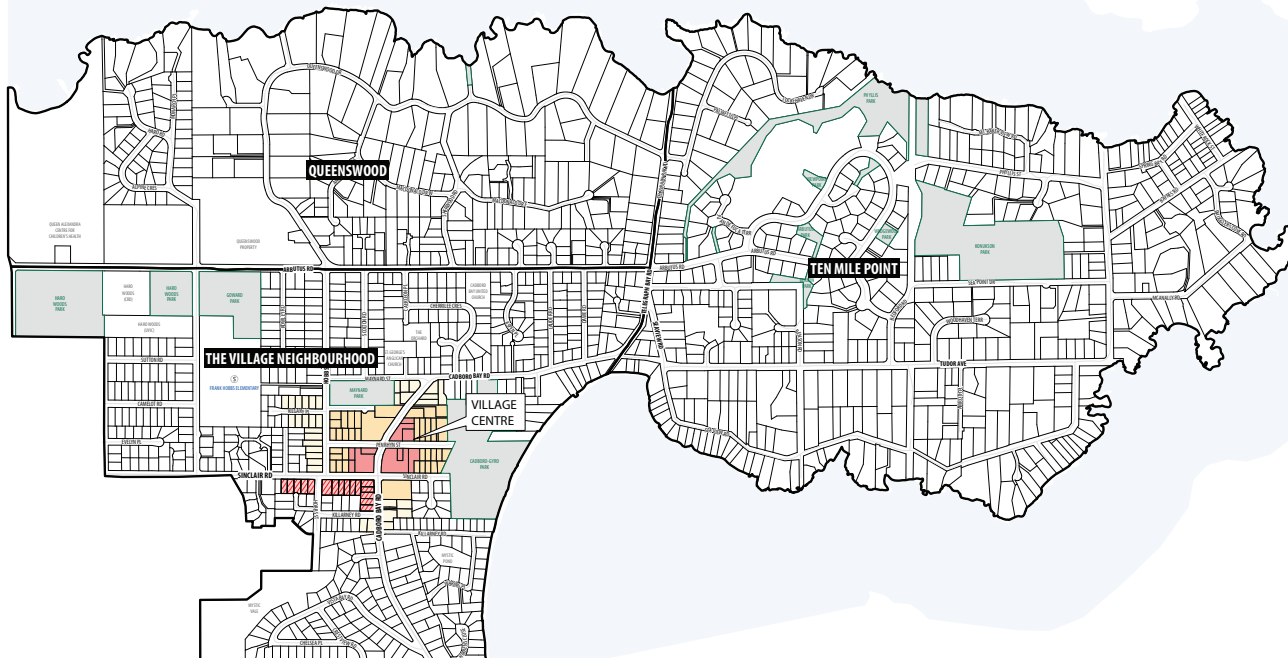
- Natural Areas and Community Amenities – January 26, 2019
- Transportation and Mobility – February 2019

Find out more information and sign up for notifications at saanich.ca/cadboro



Today's Workshop - Areas of Exploration

This workshop will explore the future of housing and land use in Cadboro Bay. The updated Local Area Plan will provide guidance for how things will grow and change over the next 30 years. This workshop will reflect on draft directions developed in the Cadboro Bay Village Design Charrette and explore land use issues in other parts of Cadboro Bay.



WORKSHOP TOPICS

1. Review and refine directions for the **Village Centre** created based on feedback from the Cadboro Bay Village Design Charrette.
2. Explore housing and land use in the **Village Centre edges** and the **Village Neighbourhood**.
3. Explore housing and land use issues and opportunities in the **Ten-Mile Point** and **Queenswood Neighbourhoods**.



Cadboro Bay Village Design Charrette

OVERVIEW

In June 2018, a design charrette was held to explore the future of the Cadboro Bay Village and develop the basis of a Village sub-area plan that will be a component of an updated Cadboro Bay Local Area Plan.

The charrette included the following activities:

- A workshop with Project Advisory Committee members;
- A public walking tour of the Village;
- An interactive open house that included community mapping, a Village Health Assessment Survey and display boards with background information;
- A Community Discovery workshop with table discussions exploring five themed topics (village core, streetscape, land use and future development, parks and open space, and getting around); and
- A final presentation and group discussion of results.

Overall, 184 people participated over the course of the two-day Charrette program.

BUILDING ON THE OUTCOMES OF THE VILLAGE DESIGN CHARRETTE

Today's Housing and Land Use Workshop will provide an opportunity to review and provide feedback on Village Design Charrette results. It will also provide an opportunity to consider land use in the context of the broader Cadboro Bay Local Area.





Cadboro Bay Village Design Charrette

DRAFT VILLAGE VISION

This vision tries to reflect the local community's values for the future of Cadboro Bay Village. It is based on input received from the community, including at the design charrette and public open houses.

Cadboro Bay Village continues to be the vibrant commercial and recreation centre of the community. The small-scale Village core area provides for local community needs, culture, and recreation in a pedestrian and bicycle-friendly environment. A diversity of more compact housing types surround the village core and adjoining single-family areas, providing necessary housing options for aging in place and younger families while conserving its unique scale and character.

Share your feedback on the Draft Village Vision



Cadboro Bay Village Design Charrette

WHAT WE HEARD - Key Themes of Community Discussion

1. The **Village character** and form is something that is unique and that the community values.
2. Stronger and safer **pedestrian and bicycle connections** in the community are a high priority.
3. Improved **wayfinding and alternative modes of transportation** (e.g. shuttle to University of Victoria) were also strong recurring themes.
4. The **heart of the Cadboro Village** community appears to be both the Village core itself on Cadboro Bay Road between Sinclair Road and Penrhyn Avenue as well as Gyro Park. Together, they shape the core of the community.
5. The importance of **Climate Change** and the associated potential rise in sea level are important development limitations to recognize on the east edge of the Village well back from the waterfront.
6. More **diversity of compact housing forms** in the Village, and along its edges, including low scale apartments, townhouses, and garden suites are also opportunities to house the aging population and younger family affordability challenges without significantly impacting the existing character.
7. **Gyro Park environmental design enhancements** with a naturalized wetland are also broadly supported, especially integrating stormwater management and environmental education as natural complements. A water feature, a children's nature play area, and a restaurant just off the beach were other ideas that need further consideration and review.
8. Recognition of **culture and First Nations history** came forward as further community considerations in Gyro Park enhancements and the Village core area improvements.
9. **Greening the Village** and surrounding areas by adding street trees and retaining important big trees are also important to the community.
10. The **boundary of the Village** for potential redevelopment for even low scale apartments, townhouses and row houses appears to be limited to specific areas bordering the Village core. Additional "invisible" density (additional units that are not visibly different than the existing single-family residential homes) like duplexes, triplexes and garden suites or repurposing larger homes, may be considered outside the boundary if treated with suitable design and appropriate transitions to adjoining properties.
11. The community recommended that any new development should **reflect the unique features of the village** including small scale, views to the water, limited height, convenient access, and memorable meeting places.
12. The pedestrian and bicycle improvements to **Sinclair Road** west of Cadboro Bay Road up to the University of Victoria have been a priority for the community for some time.



Cadboro Bay Village Design Charrette

DRAFT VILLAGE CONCEPT DIRECTION

The following items highlight the key directions of the Cadboro Bay Village Concept that emerged from the Village Design Charrette. These building blocks will form the basis of updated Cadboro Bay Village policies in the Local Area Plan and development permit guidelines that will guide the form and character of new development.

1. Boundary Definition:

The Cadboro Bay Village core area boundary is extended on the north, west, and east to accommodate further diversity of low-scale compact housing and includes Gyro Park as part of the Village with potential infill housing in between. The southern boundary will essentially hold firm, except along the south side of Sinclair Road that will continue to permit professional services uses within the residential character, reinforcing an existing pattern and land use evolution toward the University of Victoria.

2. Village Core Form:

The Village core along Cadboro Bay Road between Sinclair Road and Penrhyn Avenue will probably transform over 10 to 20 years. The redevelopment concept assumes developing new mixed-uses up to 3 to 4 story buildings and placing parking in behind the stores and offices with residential uses above. The building forms would be stepped back from the street so the height will be less noticeable. This height will transition to the surrounding two to two and a half story ground-oriented residential on the edge of the Village.



3. Small Scale Village Character:

The tradition of small storefronts, people oriented pedestrian building scale, added bike racks, and generous outdoor patio space will help further create the pedestrian and bicycle-friendly place. Well-defined roofscapes, authentic materials, and natural colours will reinforce the small-scale local theme throughout the Village.



4. Sinclair Road Improvements:

Street redesign incorporates bike lanes and sidewalks along Sinclair Road on both sides of the street west of Cadboro Bay Road. Sinclair Road improvements are identified as a priority within the recently approved Active Transportation Plan (June 2018).

5. Cadboro Bay Road Improvements:

Improvements associated with the eventual Cadboro Bay Road commercial redevelopment may include a large plaza meeting



place on the east side built around the existing significant heritage tree, new pedestrian street lighting, short term parking, and south oriented outdoor patios on the west side of the street. The roadway through this special one block place may also be eventually repaved to signify its central importance and pedestrian orientation. This portion of the roadway may also be closed during special events. Walking is a priority in this core Village area.





Cadboro Bay Village Design Charrette

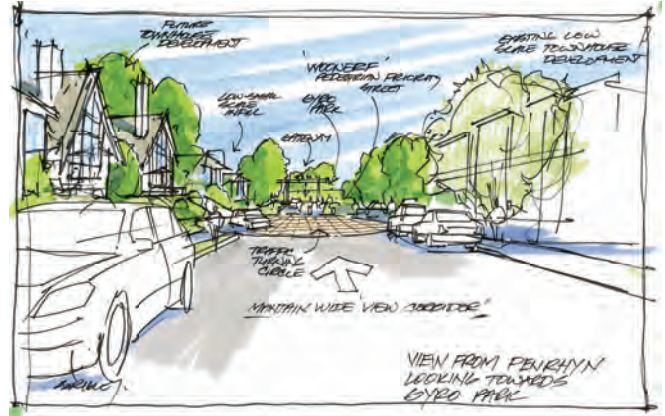
DRAFT VILLAGE CONCEPT DIRECTION - Continued

6. Penrhyn Avenue Improvements:

Penrhyn Avenue will transform into a greenway connection between Hobbs, Cadboro Bay Road and Gyro Park. The street is envisioned as a narrower roadway with wide sidewalks extending part way to the park. The balance of the roadway will be prioritized for bicycles and pedestrians - creating an inviting entry to the Park.

7. Gyro Park Considerations:

Numerous ideas were identified that could be considered as part of future park planning and upgrade initiatives for Gyro Park, strengthening its role as a community anchor. This includes the possibility of the former school building on the southwest corner of Cadboro Bay Road finding a new home in Gyro Park along the waterfront just south of the restrooms. Additionally, there is community interest to consider restoring the Park's north area to a wetland and water management area.



8. Community Connections:

A number of improved or new pedestrian connections from the Maynard Park area to the core; from the beach to the community; tree-lined streets; street sidewalk improvements and bicycle lanes and racks will encourage walking to the Village core and throughout the community. This initiative will help encourage walking and biking - take cars off the road and increasing safety in the community.

Share your feedback on the Draft Village Concept Directions



Cadboro Bay Village Design Charrette

DRAFT LAND USE CONCEPT

A key purpose of the Local Area Plan is to examine how the community will grow and change over the next 30 years. Part of that examination includes assessing potential land use change in the context of broader Official Community Plan goals.

At the charrette, we heard a strong desire to maintain the Village Character, but also strengthen the range of services and amenities and broaden available housing options, particularly for seniors and young families.

A draft land use concept was developed that identified potential areas for future additional housing / businesses. Design guidelines would supplement land use guidance and ensure the form and character of new development fits with community character.



Land Use and Height Concept

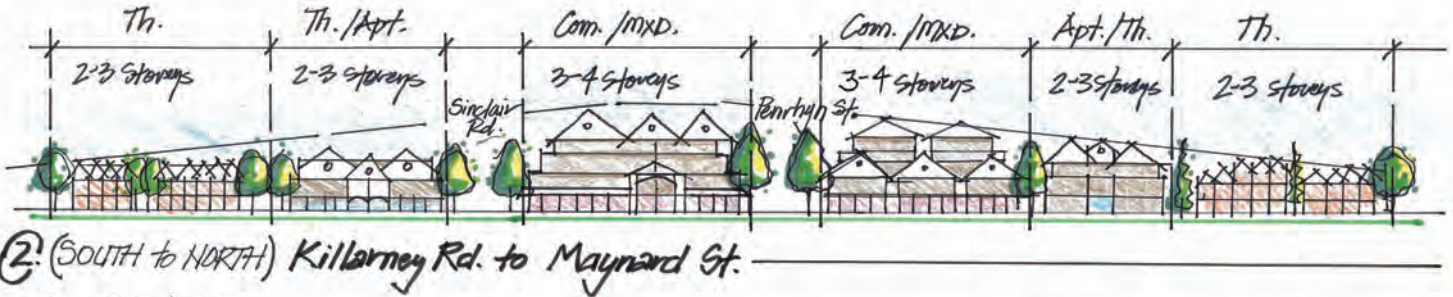
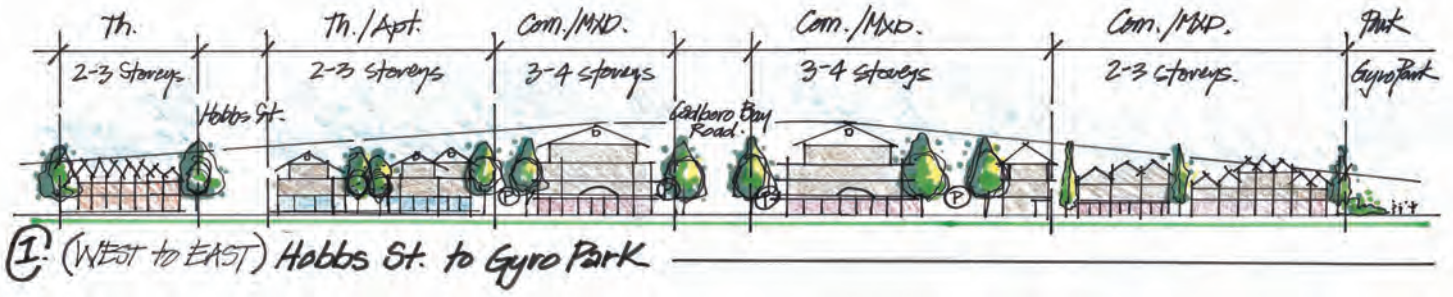


Overall Village Concept



Cadboro Bay Village Design Charrette

DRAFT LAND USE CONCEPT



- ▣ Th. = Townhouse
- ▣ Apt. = Apartment
- ▣ Com./MXD. = Commercial Mixed Use

CONCEPT SECTIONS CADBORO BAY VILLAGE
 MVH 2018  1000m (vertical exaggeration 1.5:1)

Share your feedback on the Draft Village Land Use Concept



Cadboro Bay Village Design Charrette

VILLAGE DESIGN PRINCIPLES

A key outcome of the Local Area Plan update will be to provide updated design guidelines to provide oversight on the form and character of new commercial and multi-family development in the Village Centre.

Community Feedback received during the Village Design Charrette highlighted key design principles that will be foundational to the development of guidelines.

1. Context Sensitive

New development or redevelopment shall promote the conservation, enhancement, and celebration of the unique Village character, contributing to a distinct sense of place with development built to the pedestrian-scale and complementary to that of its neighbours.

2. Fitting

New buildings and public spaces shall be designed to fit with the small scale of the Village and to attract people and encourage them to stay and socialize, taking part in the public life of the community.

3. Connected

New developments and site improvements connect to the surrounding community with an emphasis on pedestrian, bicycle, and transit routes and a continuation of public views to the water.

4. Safe

Improvements shall promote the creation of safe and comfortable spaces for all members of the community through sidewalk design, pedestrian crossings, lighting, visibility, and security features.

5. Natural

Ensure Gyro Park enhancements conserve and expand healthy, diverse ecosystems, recognizing the intrinsic environmental value as well as the significant community value they embody.

6. Sustainable

Design that promotes the maintenance and well-being of the environmental, social, and economic structures and values within the community for present and future generations that includes energy conservation, water conservation, stormwater management, appropriate materials, multi-modal mobility, parking, tree retention and planting emphasis of native tree and relevant species unique to this area and ecosystem, historical recognition, and pedestrian/bicycle support.

7. Resilient

Design that considers the local environment and minimizes the risks and costs associated with climate change including increased storm surges, sea level rise, and potential tsunami impacts.

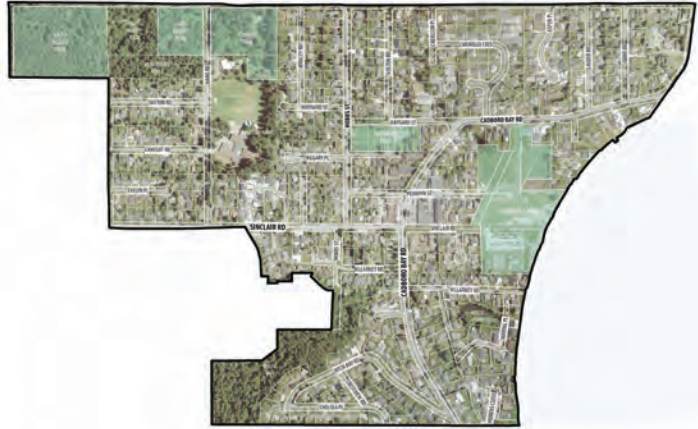
Share your feedback on the Draft Village Design Principles



Cadboro Bay Neighbourhoods

VILLAGE NEIGHBOURHOOD

The Village Neighbourhood is the primary entry point to the neighbourhood and borders the University of Victoria. This area includes the Village Centre which contains a range of commercial services that serve the neighbourhood. The majority of existing multi-family housing in Cadboro Bay is located in the Village Neighbourhood, near to the Village Centre. Gyro Park serves as a major focal point of the neighbourhood and as a regional attraction.



TEN-MILE POINT

The Ten Mile Point Neighbourhood is comprised primarily of larger lot single-family homes and maintains a semi-rural, coastal character. Some multi-family housing is located on Minnie Mountain which is an area of high elevation in Cadboro Bay. Beach areas and Konukson Park provide access to nature and are key local amenities.



QUEENSWOOD

The Queenswood Neighbourhood contains a number of larger lot single-family residential properties and maintains a semi-rural feel. Larger institutional properties constitute a significant portion of the neighbourhood, notably Queen Alexandra Foundation for the Children and Queenswood, which is owned by the University of Victoria.





Housing and Land Use Considerations

SAANICH HOUSING CONTEXT

SAANICH OFFICIAL COMMUNITY PLAN (OCP)

The Saanich Official Community Plan highlights that a range of housing types that can accommodate people of different ages, incomes, family structures, and physical and social needs is one of the fundamental elements of creating and maintaining a healthy, inclusive and sustainable community.



The OCP contains policy direction to:

- Focus new multi-family development in “Centres” and Villages”;
- Explore opportunities for limited infill in established residential neighbourhoods;
- Work towards implementing the Regional Housing Affordability Strategy; and
- Support a range of seniors housing and innovative care options in “Centres”, “Villages” and “Neighbourhoods”.

SECONDARY SUITES

Since 2014, secondary suites have been allowed by permit process in urban areas of Saanich, including all of the Cadboro Bay Local Area. Secondary suites are an additional dwelling unit located within a single family home.

GARDEN SUITES

A garden suite is a detached house that is in the rear yard of a single family lot. It is accessory to the primary dwelling. Garden suites are also known as backyard cottages, laneway houses, carriage houses, coach houses, accessory dwelling units, secondary dwelling units, and detached accessory dwelling units.

The District of Saanich is currently undertaking a study to explore the legalization of garden suites in areas within the Sewer Service area of Saanich (most urban areas). It is anticipated that draft regulatory changes will be available for public comment in early 2019. More information can be found at Saanich.ca/gardensuites



OTHER HOUSING FORMS

The Saanich OCP identifies a number of other housing forms that may be suitable in Villages or Neighbourhoods. These include low-rise apartments, townhouses, duplexes, triplexes, fourplexes and small lot single family dwellings. Many of these housing forms will be explored at today’s workshop to assess what would be suitable in the Cadboro Bay context.

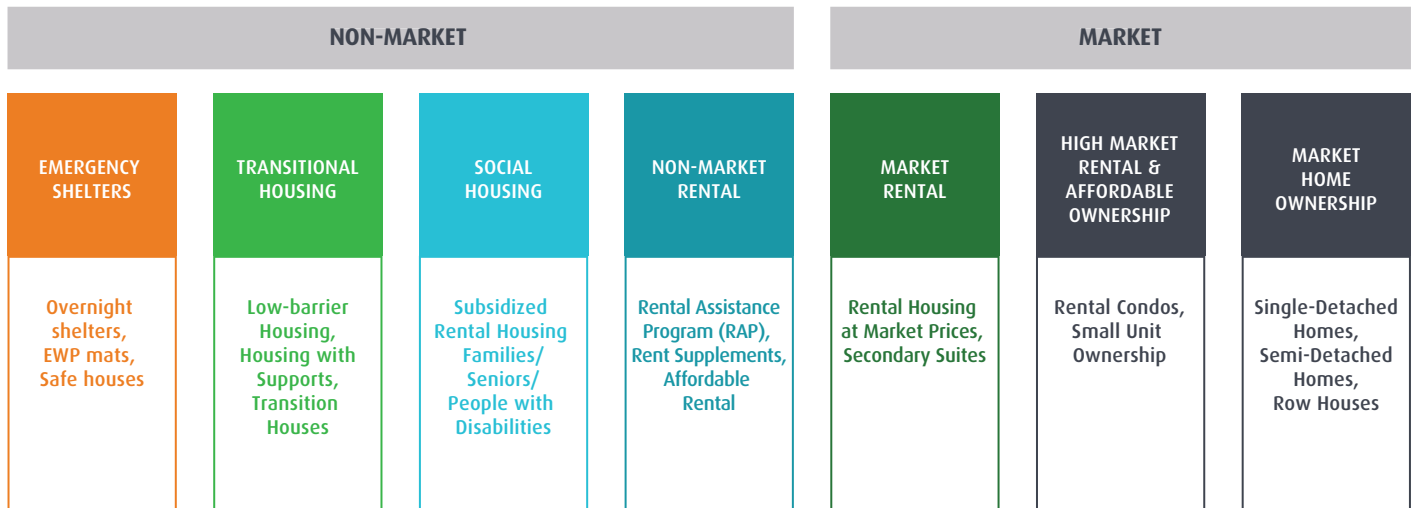


Housing and Land Use Considerations

REGIONAL HOUSING CONTEXT

An important part of a complete community is the availability of a range of housing options that can meet the needs of community members at various stages of their life. Meeting the housing needs in Saanich and the region requires approaches that address all areas of the housing spectrum.

THE HOUSING / SHELTER SPECTRUM



Source: 2018 CRD Regional Housing Affordability Strategy

The Capital Regional District adopted an update to their Regional Housing Affordability Strategy in 2018. The Strategy sets out a plan of action for achieving housing priorities and is guided by five goals.

REGIONAL HOUSING AFFORDABILITY STRATEGY GOALS

- Goal #1: Build the right supply of housing across the spectrum**
- Goal #2: Sustain a shared regional response to existing and emerging housing demand**
- Goal #3: Protect and maintain existing non-market and market rental housing stock**
- Goal #4: Develop and operationalize a regionally coordinated housing and homelessness response**
- Goal #5: Create community understanding and support for affordable housing developments**

The Local Area Plan update provides an opportunity to reflect on regional housing priorities at the local level. In earlier public consultation, many Cadboro Bay residents expressed the desire for a broader range of housing options to meet the community's needs, including for seniors and families.



Land Use Considerations

FLOOD CONSTRUCTION LEVELS

A key component of providing direction for future land use involves considering natural hazards and associated risk. As Cadboro Bay has a significant portion of shoreline, assessing potential impacts from climate change is an important consideration.

Information regarding climate change impacts, including sea level rise, is constantly improving. Accompanying this increased knowledge is the evolution of Provincial regulations (starting from 2004) that provide guidance for development to ensure future state conditions are addressed.

HOW IS RISK ASSESSED?

The worst case scenario for future water level impacts is determined by calculating a Flood Construction Level (FCL), which incorporates a number of factors to determine a minimum elevation where habitable space can be constructed. Current models and guidelines are using the Year 2100 as the time horizon for assessment.

FLOOD CONSTRUCTION LEVEL (FCL)

The Year 2100 FCL should be the minimum elevation for the underside of a wooden floor system or top of concrete slab for habitable buildings, and can be determined using the **Probabilistic Method** or the **Combined Method**.

PROBABILISTIC METHOD

The Probabilistic Method is less conservative but requires significant regional modeling and is a longer process. The FCL is determined using probabilistic analysis of tides and storm surges. The CRD has made a grant application to a federal funding program that would use the Probabilistic Method for the entire region.

APPLICABLE TECHNICAL DOCUMENTS

The Ministry of Environment have been working with relevant professionals since 2004 on a variety of technical reports that have informed projected coastal flooding levels.

1. Flood Hazard Area Land Use Management Guidelines (2004) prepared by BC Ministry of Environment
2. Amendment to Sections 3.5 and 3.6 of the Flood Hazard Area Land Use Management Guidelines (January 2018)
3. Climate change Adaption Guidelines for Sea Dikes and Coastal Flood Hazard Land Use; Guidelines for Management of Coastal Flood Hazard Land Use (2011) prepared by BC Ministry of Environment
4. Professional Practice Guidelines - Legislated Flood Assessments in a Changing Climate in BC V2.0 (August 2018) prepared by Engineers and Geoscientists of BC

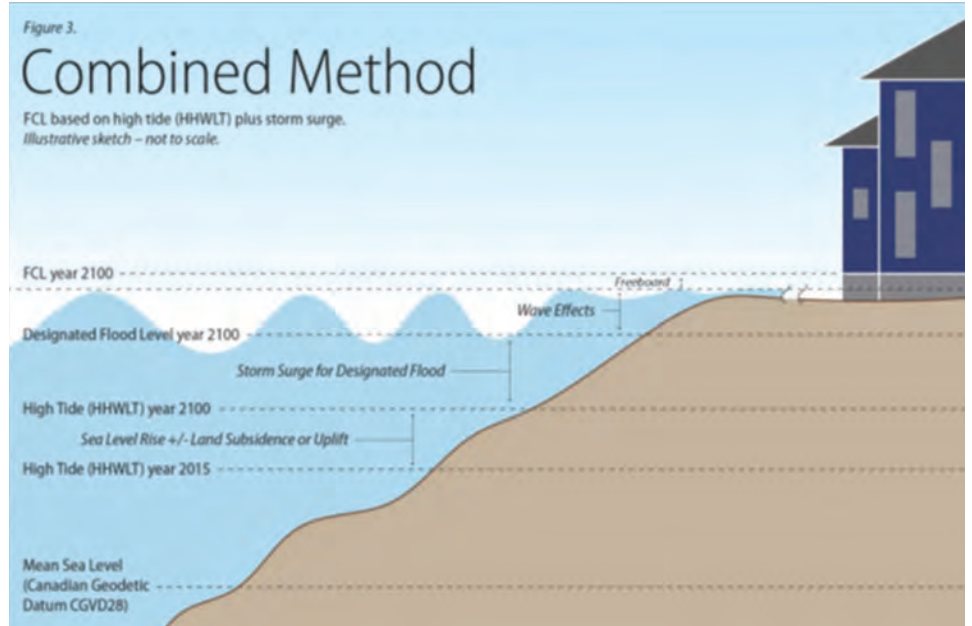


Land Use Considerations

FLOOD CONSTRUCTION LEVELS

COMBINED METHOD

The Combined Method is more conservative but is a faster method of calculating the FCL for a specific area. The FCL is determined using tables from the tidelines for *Management of Coastal Flood Hazard Land Use (2011)* and is the sum of the factors listed in the adjacent figure.



Source: Amendment to sections 3.5 and 3.6 of the *Flood Hazard Area Land Use Management Guidelines (January 2018)* prepared by the Ministry of Environment.

ELEMENTS OF THE COMBINED METHOD

Sea Level Rise (SLR)

Estimated sea level rise to the year 2100 (1m).

Higher High Water Large Tide (HHWL)

In general, high tide is the highest level reached at a place by the water surface in one tidal cycle. Higher high water large tide is a specific parameter, which is the average of the highest high water levels from 19 years of data.

Uplift

Is the ground movement of tectonic plates over time. It's estimated using published uplift rates

Storm Surge

Storm surge is the rising of the sea as a result of atmospheric pressure changes and wind associated with a storm. The level is derived from the Provincial guidelines and is based on the detailed analyses carried out by Qualified Professionals.

Wave Effect (wave run-up)

Is based on regional estimates provided within the Provincial guidelines. The wave effect at the site is a function of the wave height, wave period, wave depth, and the slope of the ground at the site. The presence of breaking wave conditions further increase the depth of water near the shoreline and will result in wave runup, potentially resulting in erosion and flooding.

Freeboard

A vertical distance added to the actual calculated flood level to accommodate uncertainties (hydraulic and hydrologic variables), potential for waves, surges, and other natural phenomena.



Land Use Considerations

FLOOD CONSTRUCTION LEVELS

WHAT INFORMATION IS AVAILABLE AT THIS POINT IN TIME?

The Capital Regional District completed high level mapping in 2014 in order to provide a general sense of potential sea level rise impact areas in the region. The mapping did not fully account for localized factors, such as wave effects and may not reflect the most up to date Flood Construction Level methodology. The mapping does however highlight the area near Gyro Park as an area for further exploration.



Capital Regional District Sea Level Rise Assessment Report – Cadboro Bay Map (2014)

WHAT FUTURE WORK IS PLANNED?

An application has been made to a federal funding program for a CRD-wide study to provide more detailed mapping of coastline areas. This would include determining a Flood Construction Level that would reflect the most recent science and guidelines, as well as localized conditions. This information could then be used to develop detailed regulations and guidelines for development in coastline areas.

Additionally, the District of Saanich is updating its Climate Plan, which will include a number of directions related specifically to climate adaptation and measures that can be employed to mitigate future risk.

WHAT ARE THE IMPLICATIONS FOR THE LOCAL AREA PLAN AND FUTURE LAND USE?

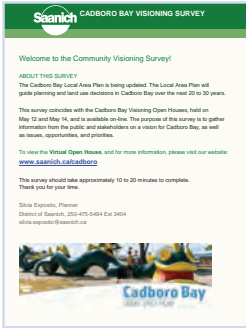
Given the potential future impacts it is important to be aware of this consideration in planning future land use. In most instances, the Flood Construction Level information would not impact the type of development, but primarily impact where the habitable area would be permitted to be located. Many other communities have planned for similar circumstances for decades and used technical approaches to adapt to constraints.

In the context of individual development proposals that would be received prior to the completion of detailed mapping, Saanich has the ability to request specific studies by qualified professionals. These studies assess the implications of development proposals in light of future Sea Level Rise and provincial guidelines. This information would then be assessed against current engineering standards to evaluate the project.



Community Vision Survey Results

In May and June a community vision survey was available to help assess issues and priorities in the Cadboro Bay Local Area. Over 200 surveys were completed. The following provides highlights of results related to housing and land use.

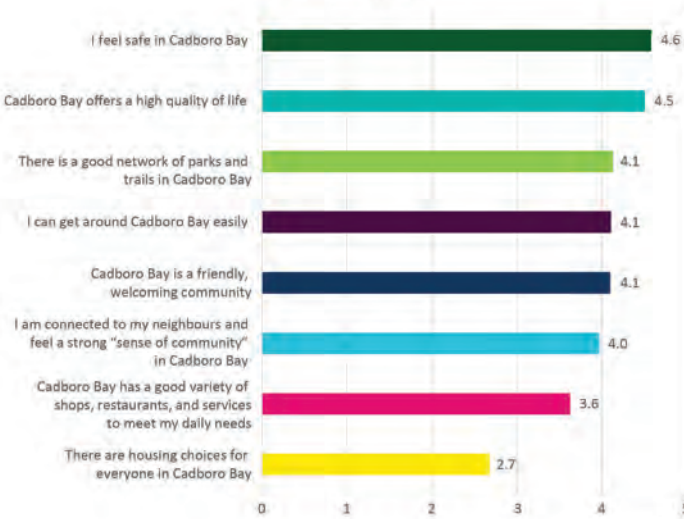


ABOUT SURVEY RESPONDENTS

- 65%** are between the ages of 40 to 69 years
- 61%** live in the Village Neighbourhood
- 97%** own their home in Cadboro Bay
- 83%** live in single family house 6% townhouse and 7% apartments
- 97%** visit the Village on a daily basis, or at least once a week

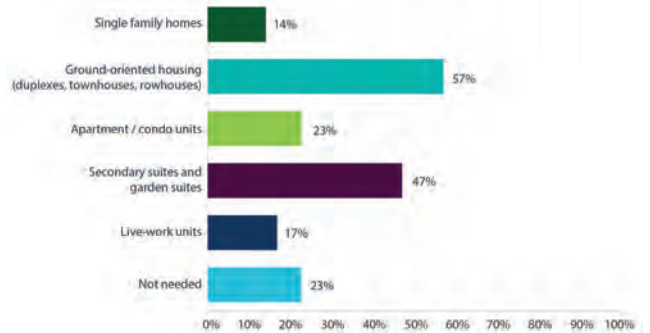
ASSESSMENT OF COMMUNITY QUALITY OF LIFE FACTORS

(1 = Strongly Disagree 5 = Strongly Agree)



HOUSING TYPES

Do you think Cadboro Bay Needs more housing? If so What Types?



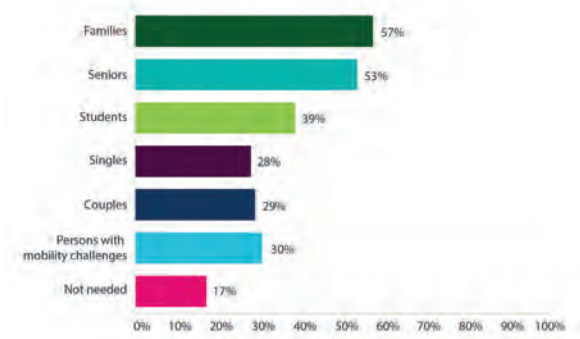
Full survey results at saanich.ca/cadboro



Community Vision Survey Results

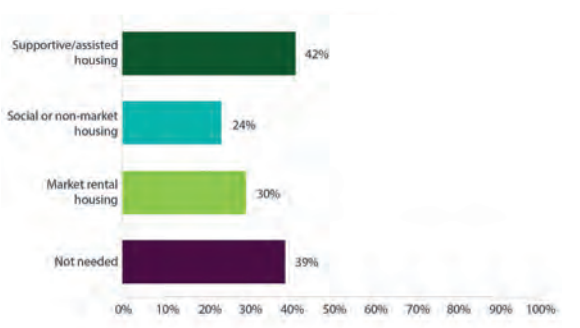
HOUSING FOR DEMOGRAPHIC GROUPS

Do you think Cadboro Bay needs more housing for:



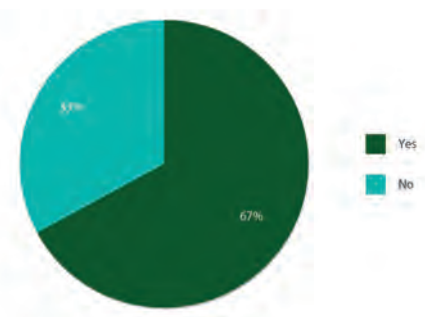
OTHER HOUSING TYPES

Do you think Cadboro Bay needs more...



AREAS SUITABLE FOR NEW HOUSING

Are there areas of Cadboro Bay suitable for new housing?



TYPES OF HOUSING THAT ARE MOST NEEDED?

(Comments from the Open House)

- More Townhouses
- Seniors housing is needed
- Co-op housing
- No more monster houses
- Area is like Christ Church NZ focus density north-west on Cadboro bay road
- Lower Penrhyn/ Sinclair are geotechnical a potential liquefaction disaster in the future
- Small footprint patio houses as future infill
- More duplexes
- Rental units, garden suites
- Gentle densification like in Fairfield
- New development to include affordable and rental housing
- Student housing on UVic property
- Multi-family 3 story condo apartments

What areas? (most common comments)

RANK	Location in Cadboro Bay	SCORE
1	Village	51
2	Queenswood	33
3	Ten Mile Point	14
4	Infill	13
5	Arbutus Road	10
6	All areas	9
7	University of Victoria owned land	8
8	No Development or density	6
9	Queen Alexandra	5
9	Sinclair Road and Hill Area	5
11	Municipal owned lands	4
12	Haro Woods	1

Full survey results at saanich.ca/cadboro

MOMENTS IN HISTORY

Noted events are drawn from Saanich Archives collections and noted references, including period newspaper articles to highlight moments in the history of Cadboro Bay.

EARLY YEARS

Boulders at Ten Mile Point mark ancient First Nation burial sites. There are a number of archeological sites in the Cadboro Bay area and remnants of native fortifications protecting the village area inhabitants from other tribes.

For thousands of years the Songees First Nation People lived at what is now Cadboro Bay and referred to the bay as “Sangayka” a word that means “snow patches”. They lived a lifestyle which is known as a typical Straits Salish lifestyle. In spring they would go to Mount Doug Park area (also known as P’kols) to cut trees to make canoes and bark to make baskets and cloths. Salmon fishing was central to their life and they would return in the fall to their village to prepare their catch for winter months. They had fortification against other tribes that would come down to raid the villages. They wove mats with tall grasses that grew at Gyro Park for their homes and for kneeling in their canoes. They lived there until 1911 when the last Songhees People were moved to the Indian Reserve in Esquimalt.



City of Victoria Archives_M08548_ Burial Cairn at Cadboro Bay 1890s



Native Arrowheads

1860s Smugglers operated in the area moving opium, Chinese migrants and whisky across the border to the San Juan Islands which was disputed territory until the border was established in 1872. Opium was legally processed in Victoria until 1908 when Ottawa banned its sale and possession.

1866 Victoria's first telegraph cables came ashore at Telegraph Cove, formerly known as Telegraph Bay. The line was laid across Haro Strait from San Juan Island. Telegraph Bay Road was created marking off the treed peninsula at Ten Mile Point, named after the distance in nautical miles between Esquimalt Harbour and the point.



1980-011-004a 3330 Telegraph Bay Rd (built in 1862)



2007-054-010 View of Cadboro Bay from Beach pre-1900s

1870 Sinclair built first home in Cadboro Bay. Started farming the area, trading fruit with the First Nations for fish and game. Started raising sheep. The Evans and Sinclair families are said to be the first settling families.

1885 Sheep pastured at Ten Mile Point.

1885 SS Enterprise colided with RP Rithet off Ten Mile Point. There are several shipwrecks in the area.



Brigantine Cadboro

1895 The Giant Powder Company established an explosives plant at Telegraph Bay. The plant operated at this location until 1920 when it was relocated to James Island. Now all that remains is the house at 3565 Telegraph Bay Road, built in 1911 as the home for the works manager.



1903 transportation Giant Powder Works



1903 transportation Giant Powder Works

1896 First Area Plan named Cadboro Bay Park Estates (updated in 1904). The plan shows much of the same road network as the one we have today, and signs of early entrepreneurship in the Ten Mile Point southwest area. Development Plans (implementation) were delayed until after the war 1919.



1981-019-002d Cadboro Bay Sunday Party 1899



1981-019-002c Lunch Party at Cadboro Bay 1899



1981-019-028 Three Crew Camp 1900s

MOMENTS IN HISTORY



1980-018-003 Frank and Liza Hobbs 1895

1901 Frances Hobbs began a community school but there were not enough pupils. Earlier Cadboro Bay schools were further into Oak Bay (near north gate of Uplands and at corner of Lansdowne and Cadboro Bay Rd.)

1914 Fred Patton built a small store at Sinclair and Cadboro Bay Road, later adding a Post Office and selling the operation to Frank Hobbs who later in 1915 moved across Sinclair, and built a new grocery store and post office. He operated the store and post office for 31 years. A very civic-minded man, Frank Hobbs served 2 years on Saanich Council and 14 terms on the Saanich School Board.



Early 1900s Sinclair and CadBay Rd area 1915 Cadboro Bay School

1916 February 1916 Great snowfall blocked roads for many days (noted 70 inches of snow over 7 days).

1919 Land in Cadboro Bay began to be subdivided, selling at \$1,000/acre.



2007-172-021-Panorama Cadboro Bay 1941

1921 Ten Mile Point had telephone service. With changes to direct dial, a toll charge for calls to the city which was unpopular. Cadboro Bay residents went on strike boycotting the service - this left houses isolated.



2007-171-004 View of Cadboro Bay Hotel (before 1931)

1929 Queenswood Land Company financial boom collapsed leaving original gate still standing at the UVic Queenswood property (formerly Sisters of St Ann's).



1980-017-005 Cadboro Bay Road 1900

2007-054-069 Chinese worker at Beale Property 1910



1909 Building boom



Cadboro Beach Hotel g 06911 141

1909 Cadboro Beach Hotel was built but remained unoccupied until after the War. The hotel operated from 1920 to 1931. Rooms cost \$4/day including board. 1922 list of guests shows a few from China and Great Britain, with the majority from the US and other provinces.

1915 Beginning of today's commercial Cadboro Bay Village Centre.



1981-009-001 Mrs Davis Emery and friend 1920

1920s Rum-runners operated in the area during the Prohibition era.



1982-013-018 The Bernard Goward Family 1914

1921 There was no public transportation in Cadboro Bay, a trip to the city meant a long walk to the Uplands streetcar to go to town.



1992-026-014 Cadboro Bay Area 1960's

1925-31 Fire insurance plans for Cadboro Bay show camps along the beach at the foot of Sinclair Road.



1981-013-011 At Cadboro Bay beach 1920s

MOMENTS IN HISTORY



2007-171-004 View of Cadboro Bay Hotel (before 1931)

1930's Beach Policeman patrolled Cadboro Bay Beach, recording 30-40 fires along the beach shore.

1940-46 Canadian Officers Training Camp (Gordon Head Army Camp) was on Finnerty Road to provide training during the war.

1951 Frank Hobbs School was opened with 88 pupils. The Victoria Daily Colonist of November 8, 1951 carried the headline "Former School Trustee Frank V Hobbs opens \$64,000 School Bearing his Name".



Early 1900s Sinclair and CadBay Rd area
1915 Cadboro Bay School



1980-015-258c Construction of Arbutus Outfall 1955

1958 The newly formed Saanich Parks Department enlisted the help of Saanich Engineering to build the octopus, whale, boat and Caddy.

1973 Goward House, originally designed for Mary and Bernard Goward in 1908. In 1973, the Gowards sold the property to Saanich. It currently serves as a senior's activity centre operated by the Goward House Society.

1983 Subdivision began at Minnie Mountain, followed by the Wedgewood Point residential development.



1982-013-024c Goward House 1948 (built 1908)



2007-144-001 Goward House 1983 (built 1908)



1931 Cadboro Beach Hotel burned down (August 18, 1931).

1945 First section of Village complex on the north side of Cadboro Bay and Sinclair included 7 stores and a drugstore, dry goods, bakery and a butcher shop. Hobbs store was still at the corner on the opposite side of the road.



2009-020-021 St. Georges Church 1950

1954 Gyro Club of Victoria partnered with the District of Saanich to turn the marsh area at the foot of Sinclair into a recreation park known as Cadboro Bay Gyro Park (4.5 acres at the time). Park included grass area, parking lot, play and picnic area.



2010-061-002 Cadboro Bay Village Station 1962

1968-69 Hardest winter with snow on the ground from Boxing day 1968 to mid-March 1969.

1980s Only dogs on-leash are allowed on the beach. Early years all kinds of animals were raced on the beach at Cadboro Bay.

1987 Saanich became the owner of Cadboro Bay Gyro Park when taxes grew too high for the Gyro Club to maintain it.



2012-041-003 Cadboro Bay Beach Hotel fire 1931



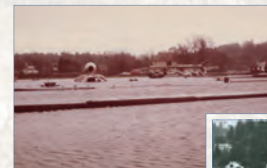
1995-004-002 Cadboro Bay Village Plaza 1965



1981-007-007 Child on Octopus Gyro Park 1985



2016-038-024k Aerial Photo Cadboro Bay Village 1974



1980-015-208a Flooding at Gyro Park 1970



1981-021-052 Gyro Park Flood 1972

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 Kiddie Grant, "Songhees Pictorial" (Royal BC Museum, 2003) available in Saanich Archives reference room or through the Greater Victoria Public Library
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LOCAL AREA PLAN UPDATE OVERVIEW



CONTEXT

Local Area Plans form part of the Saanich Official Community Plan (OCP) and provide detailed planning policy at the neighbourhood level. Local Area Plans help guide and manage change while seeking to implement OCP goals.

The Cadboro Bay Local Area Plan (LAP) was last updated in 2002. Since that time a new Saanich OCP has been adopted. The Cadboro Bay LAP Update will seek to bring planning policy up-to-date by working with the community to review existing policy and examine new and emerging issues

PURPOSE OF LOCAL AREA PLAN UPDATE

The purpose of the Cadboro Bay Local Area Plan Update is to provide an updated framework to guide growth and change in the Cadboro Bay Local Area over the next 20-30 years. The updated Plan will guide Council decision-making and provide a measure of predictability to the public, property owners and developers.



PROJECT OBJECTIVES

- Implement the vision of the Saanich OCP in a way that reflects the unique conditions and features of Cadboro Bay
- Undertake a public engagement process to ensure that there are broad community opportunities for input
- Building on the current Local Area Plan (LAP), undertake an LAP update that will provide guidance and direction on a range of issues including land use, transportation and mobility, environment, housing, urban design, parks and open space, heritage and community amenities
- Integrate a sustainability and climate change lens to the planning topics
- Focus attention and provide guidance on how change will occur in the Cadboro Bay Village to implement the vision of the OCP

PROCESS

WHAT IS A LOCAL AREA PLAN?

The Cadboro Bay Local Area Plan provides a policy framework at the local level that will help guide planning and land use decisions over the next 20 to 30 years. The Plan shapes how the area will grow and change over time.

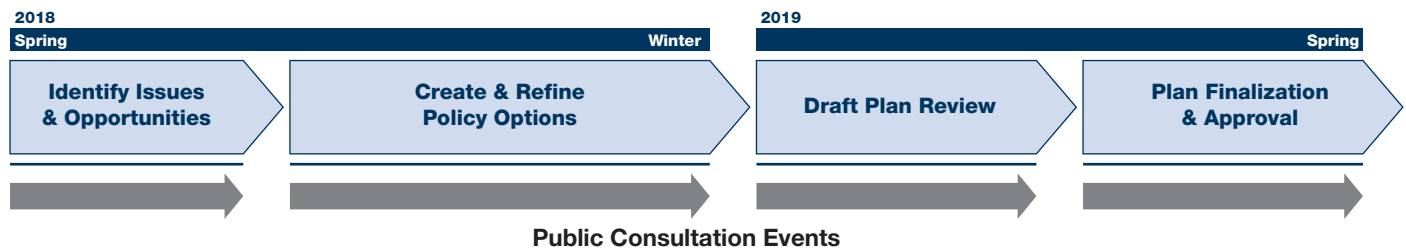
WHY IS A LOCAL AREA PLAN IMPORTANT?

As Saanich continues to grow, the local area plan will help Cadboro Bay to proactively respond to issues and opportunities. The plan will be used to shape development and to help anticipate the community's future needs. The plan also implements the broader goals of Saanich's Official Community Plan at the local level.

The Cadboro Bay Local Area Plan was last updated in 2002. We invite you to participate in this process!

HOW LONG WILL IT TAKE TO UPDATE THE PLAN?

The anticipated timeline for updating the plan is 18 months. A final plan is targeted for Council's consideration in 2019.



HOW CAN I BE INVOLVED?

There are lots of ways to get involved. Sign up on-line for notifications and watch for upcoming speaker events, walking tours, surveys, design workshops, focus groups, and more.



saanich.ca/cadboro
[#mycaddybay](https://twitter.com/mycaddybay)

HERITAGE



2495 Arbutus Road



3930 Telegraph Bay Road

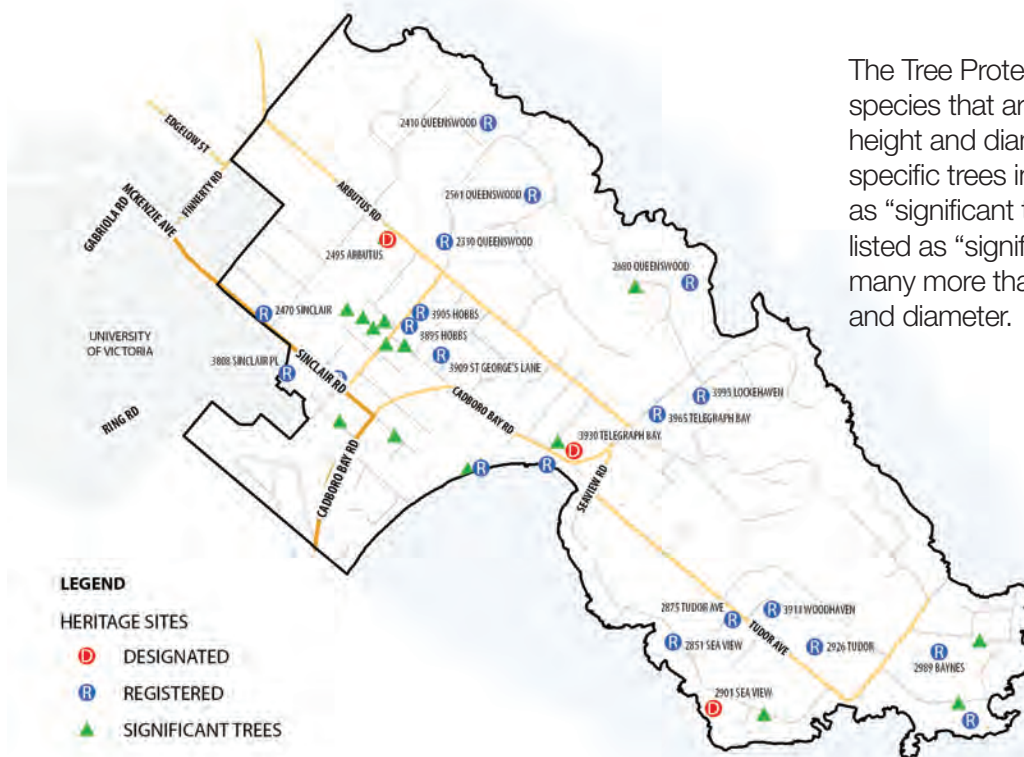
Cadboro Bay has approximately 24 buildings listed within the Saanich Heritage Register. The heritage register helps to increase public awareness of the history of the neighbourhood and to ensure staff and Council are aware of proposed alterations to the heritage sites or structures. Three of these properties in Cadboro Bay are protected by a Heritage Designation Bylaw. Alterations to Heritage Designated property requires a Heritage Alteration Permit authorized by Municipal Council.



2901 Sea View Road

Percy Leonard James, 1912

The Tree Protection Bylaw No. 9272 identifies tree species that are protected if they have a certain height and diameter and the bylaw identifies specific trees in the Municipality that are protected as “significant trees”. There are fourteen trees listed as “significant” within Cadboro Bay and many more that are protected due to their species and diameter.



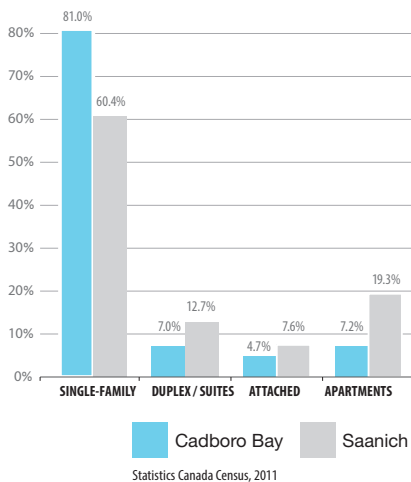
HOUSING



HOUSING TYPES

Single-family homes make up 81% of all dwelling units in Cadboro Bay, as compared to 60% in Saanich.

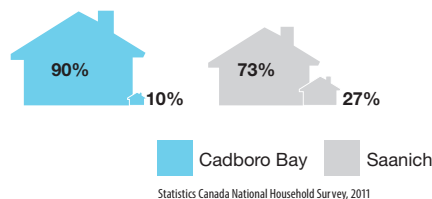
In the past 10 years, Cadboro Bay has seen the construction of 38 multi family units, 87 single family units and 21 secondary suite or duplex units. The overall trend is the reverse of Saanich as a whole, which has seen a higher proportion of multi-family units in recent years.



RENTAL HOUSING

Cadboro Bay has a low rate of rental housing. Among all dwelling units 10% are rentals, compared to 27% in Saanich.

Rental vs Ownership

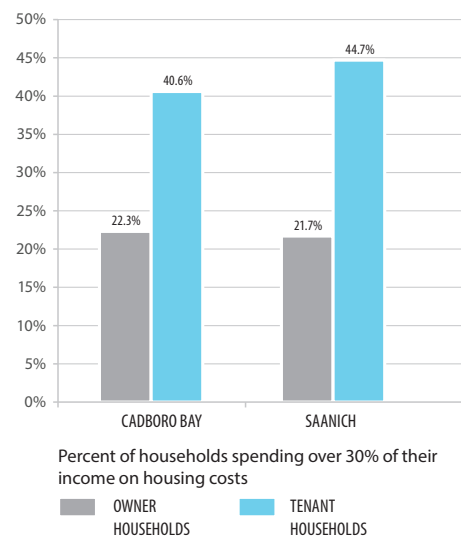


The Urban Containment Boundary is the principal tool for growth management and was formally adopted by Council in 1968

HOUSING AFFORDABILITY

Housing is deemed unaffordable when the ratio of shelter costs to income exceeds 30%.

Among Cadboro Bay households, 28% are living beyond Statistic Canada's threshold for affordability. Renters are more greatly impacted, with 41% of renting households falling into the unaffordable definition.

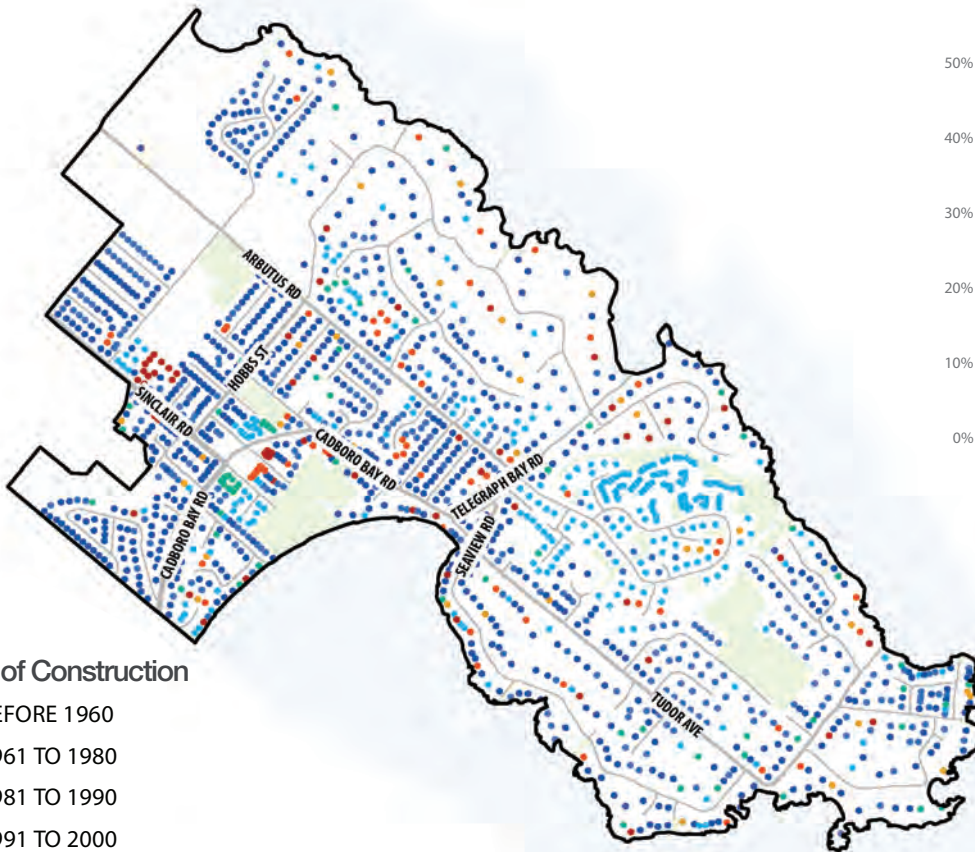
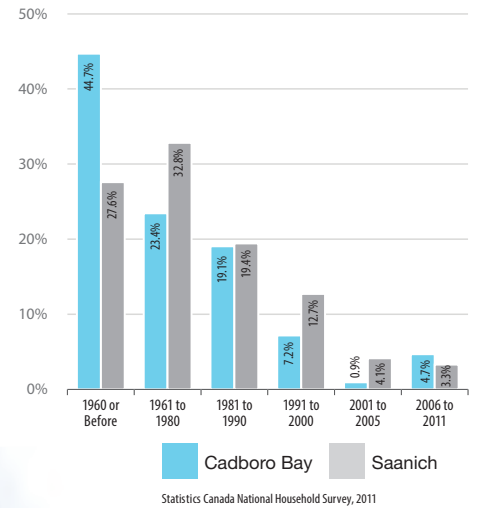


HOUSING



45% of dwelling units in Cadboro Bay were built before 1960

AGE OF HOUSING STOCK



Period of Construction

- BEFORE 1960
- 1961 TO 1980
- 1981 TO 1990
- 1991 TO 2000
- 2001 TO 2005
- 2006 TO 2011
- AFTER 2011

LAND USE

EXISTING ZONING

The Saanich OCP directs that most new development be built in Villages and Centres

The Cadboro Bay Local Area is primarily characterized by single family residential dwellings on varying size lots. Multi-family dwellings are located in the Village Centre and at Ten Mile Point on Minnie Mountain. A number of commercial uses and services are concentrated in the Village Centre. Several institutions including the University of Victoria, and the Queen Alexandra Centre for Children have large land holdings in the area.

