Cordova Bay
LOCAL AREA PLAN

Cordova Bay Local Area Plan Update

Advisory Committee Meeting # 4

June 27, 2018

Saanich

Agenda

1. Advisory Committee Check-in

- Where are we
- Project Objectives
- Project Deliverables
- Role of the AC

2. Population and Growth

- Population counts
- Rate of Growth
- Density
- Population projections
- Housing

Where are we?

PHASE 1
PROJECT INITIATION
Nov 2017
PHASE 2
COMMUNITY VISIONING
Feb 2018
PHASE 3
PLAN DEVELOPMENT
May 2018
PHASE 4
DRAFT PLAN REVIEW
Oct 2018
PHASE 5
PLAN FINALIZATION
Feb 2019
Apr 2019
PLAN CONSIDERED FOR ADOPTION

What have we done?

- ✓ Visioning Open Houses held
- ✓ Meetings with key stakeholders
- ✓ Visioning Survey completed
- ✓ Two Speaker Series talks
- ✓ Village Design Charrette
- ✓ Four AC meetings

Phase 3: Plan Development

- Village Design Workshop
- Key issues workshops
- Explore policy options
- Meetings with stakeholders and experts
- Technical studies as needed

Project Objectives

3. PROJECT OBJECTIVES (from project Terms of Reference)

Objectives for the LAP update process include:

- Implement the vision of the Saanich OCP in a way that reflects the unique conditions and features of Cordova Bay;
- Undertake a robust public engagement process to ensure that there are broad community opportunities for input;
- Building on the current 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; and,
- Focus attention and provide guidance on how change will occur in the Cordova Bay Village to implement the vision of the OCP.

Deliverables - LAP

- Updated Cordova Bay Local Area Plan;
- Sub-Area Plan for the Cordova Bay Village as a component of LAP; and
- Priority actions

Deliverables – Village Design Workshop

1. Village Design Charrette completed

2. Summary Report
   - Drawings and illustrations (paper and digital format)
   - Summary of event and participation
   - Future land use and building height designations by lot

3. Final Report
   - Proposed land use policies and designations (use and building height, by lot)
   - Proposed Development Permit Area Design Guidelines
   - Proposed design guidelines and policies for the public realm

Role of the AC

The establishment of an Advisory Committee is an important part of the project's public engagement and key to the success of the LAP update.

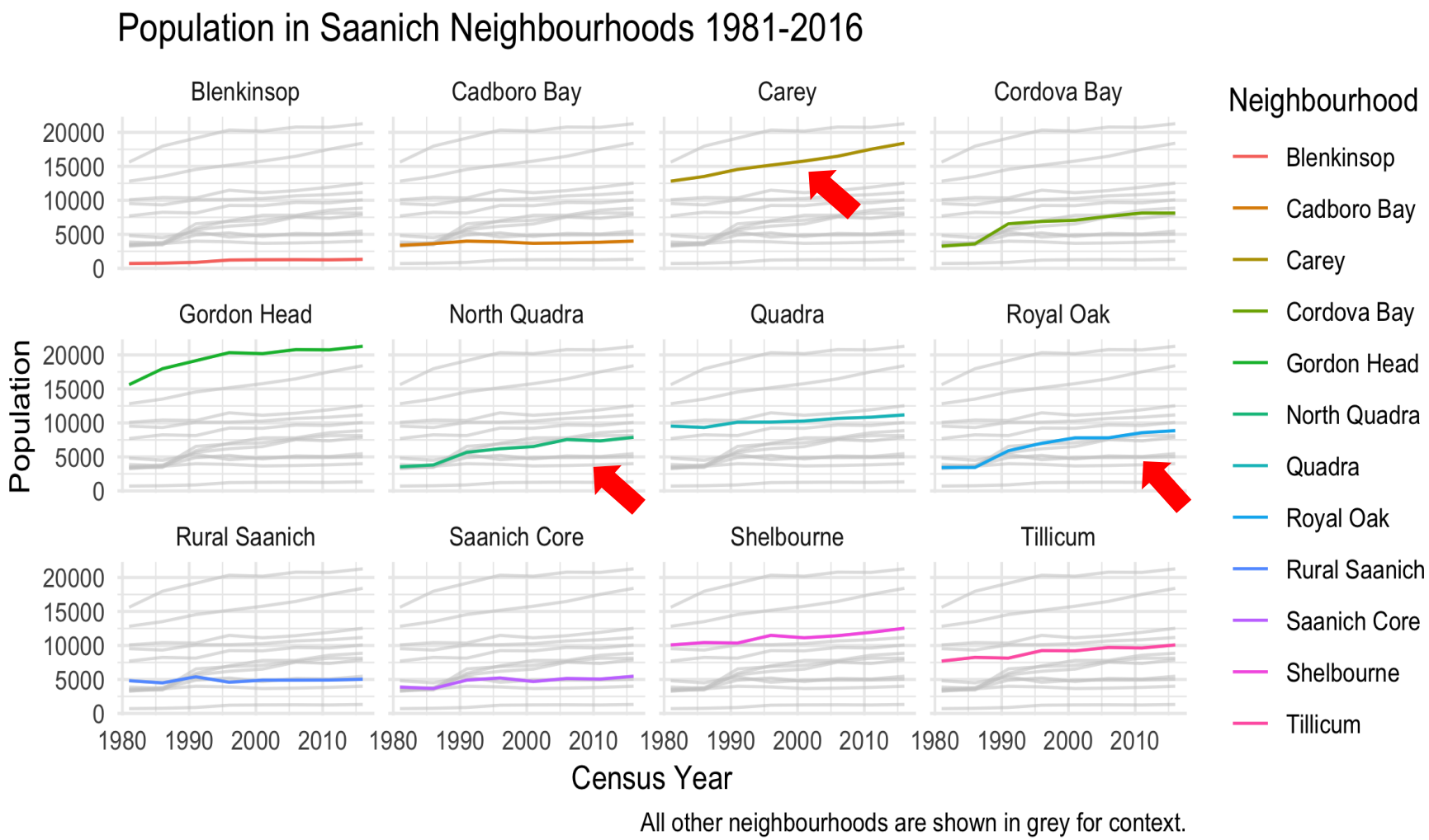
The role of the AC (from the Terms of Reference) is to provide local context to the staff and:

- advise on public engagement
- promote the project locally
- provide support to staff at public engagement events, and
- provide feedback on plan concepts, policy options, and the draft plan.

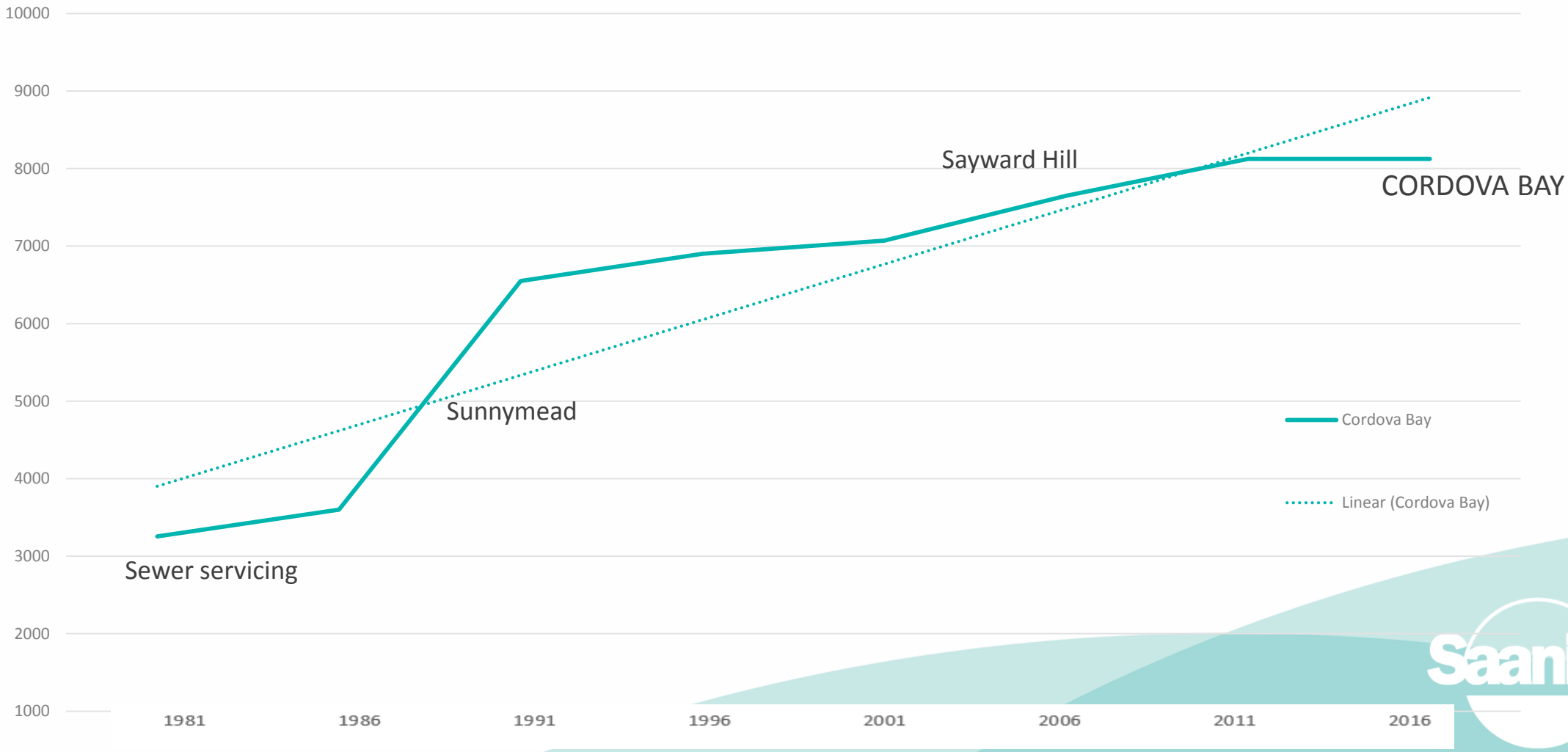
The group's role is to act as a sounding board for staff in reviewing key concepts and engagement approaches – first point of contact, first focus group.

Population

CENSUS AREA PROFILE	1981	1986	1991	1996	2001	2006	2011	2016	1981– 2016 (% change)	1991– 2016 (% change)
Saanich, DM	**78,764**	**82,940**	**95,577**	**101,385**	**102,485**	**107,120**	**109,750**	**114,130**	**45%**	**19%**
Blenkinsop	705	755	876	1,215	1,255	1,270	1,245	1,320	87%	51%
Cadboro Bay	3,380	3,625	3,992	3,900	3,670	3,730	3,835	4,000	18%	0.2%
Carey	12,820	13,509	14,549	15,175	15,775	16,485	17,520	18,405	44%	26%
Cordova Bay	**3,255**	**3,600**	**6,550**	**6,900**	**7,070**	**7,650**	**8,125**	**8,125**	**150%**	**24%**
Gordon Head	15,623	17,971	19,153	20,337	20,190	20,785	20,745	21,270	36%	11%
North Quadra	3,548	3,811	5,668	6,200	6,525	7,550	7,350	7,880	122%	39%
Quadra	9,529	9,325	10,105	10,120	10,270	10,665	10,840	11,175	17%	11%
Royal Oak	3,434	3,445	5,907	7,000	7,800	7,805	8,560	8,855	158%	50%
Rural Saanich	4,815	4,492	5,389	4,590	4,895	4,895	4,910	5,025	4%	-7%
Saanich Core	3,876	3,672	4,900	5,215	4,695	5,140	5,050	5,470	41%	12%
Shelbourne	10,079	10,419	10,353	11,488	11,125	11,435	11,935	12,525	24%	21%
Tillicum	7,700	8,245	8,135	9,245	9,215	9,700	9,625	10,080	31%	24%


Population in Saanich Neighbourhoods 1981-2016
Blenkinsop
Cadboro Bay
Carey
Cordova Bay
Gordon Head
North Quadra
Quadra
Royal Oak
Rural Saanich
Saanich Core
Shelbourne
Tillicum
Population
20000
15000
10000
5000
0
1980
1990
2000
2010
Census Year
Neighbourhood
Blenkinsop
Cadboro Bay
Carey
Cordova Bay
Gordon Head
North Quadra
Quadra
Royal Oak
Rural Saanich
Saanich Core
Shelbourne
Tillicum
All other neighbourhoods are shown in grey for context.

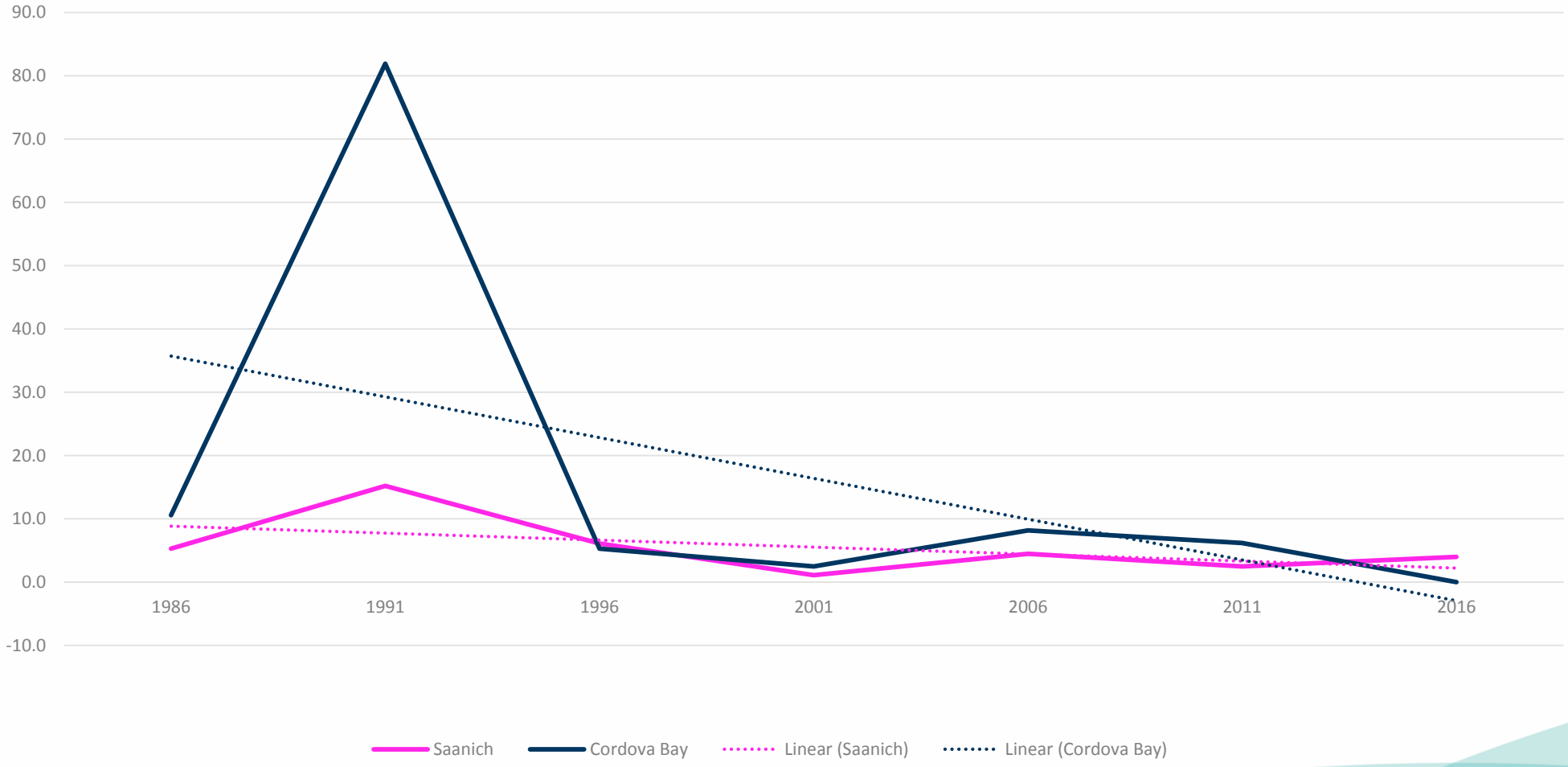
Population in Cordova Bay



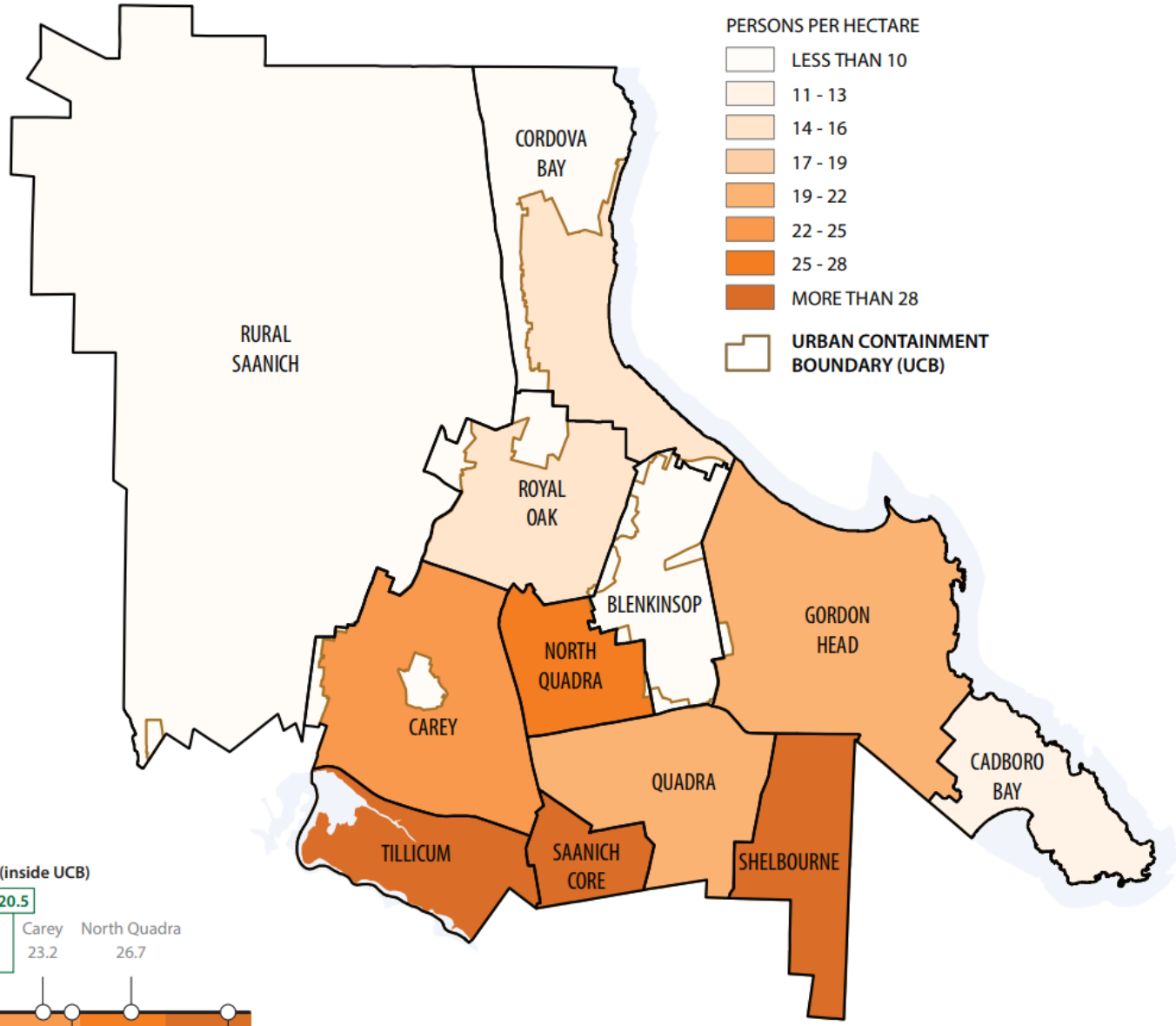
Percent Change in Population

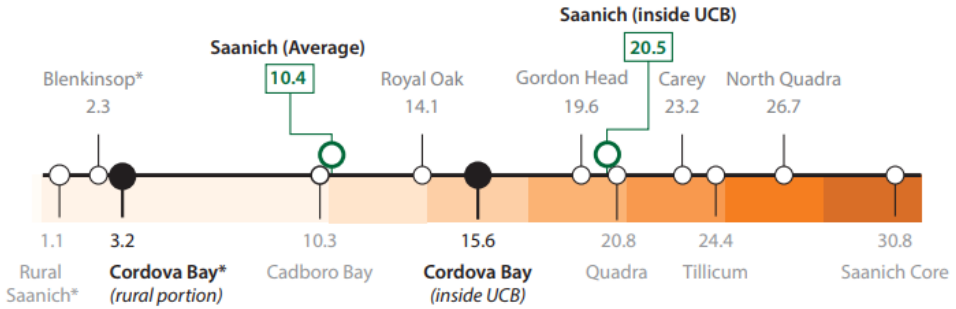
CENSUS AREA PROFILE	1986	1991	1996	2001	2006	2011	2016
Saanich, DM	**5.3%**	**15.2%**	**6.1%**	**1.1%**	**4.5%**	**2.5%**	**4.0%**
Blenkinsop	7.1%	16.0%	38.7%	3.3%	1.2%	-2.0%	6.0%
Cadboro Bay	7.2%	10.1%	-2.3%	-5.9%	1.6%	2.8%	4.3%
Carey	5.4%	7.7%	4.3%	4.0%	4.5%	6.3%	5.1%
Cordova Bay	**10.6%**	**81.9%**	**5.3%**	**2.5%**	**8.2%**	**6.2%**	**0.0%**
Gordon Head	15.0%	6.6%	6.2%	-0.7%	2.9%	-0.2%	2.5%
North Quadra	7.4%	48.7%	9.4%	5.2%	15.7%	-2.6%	7.2%
Quadra	-2.1%	8.4%	0.1%	1.5%	3.8%	1.6%	3.1%
Royal Oak	0.3%	71.5%	18.5%	11.4%	0.1%	9.7%	3.4%
Rural Saanich	-6.7%	20.0%	-14.8%	6.6%	0.0%	0.3%	2.3%
Saanich Core	-5.3%	33.4%	6.4%	-10.0%	9.5%	-1.8%	8.3%
Shelbourne	3.4%	-0.6%	11.0%	-3.2%	2.8%	4.4%	4.9%
Tillicum	7.1%	-1.3%	13.6%	-0.3%	5.3%	-0.8%	4.7%

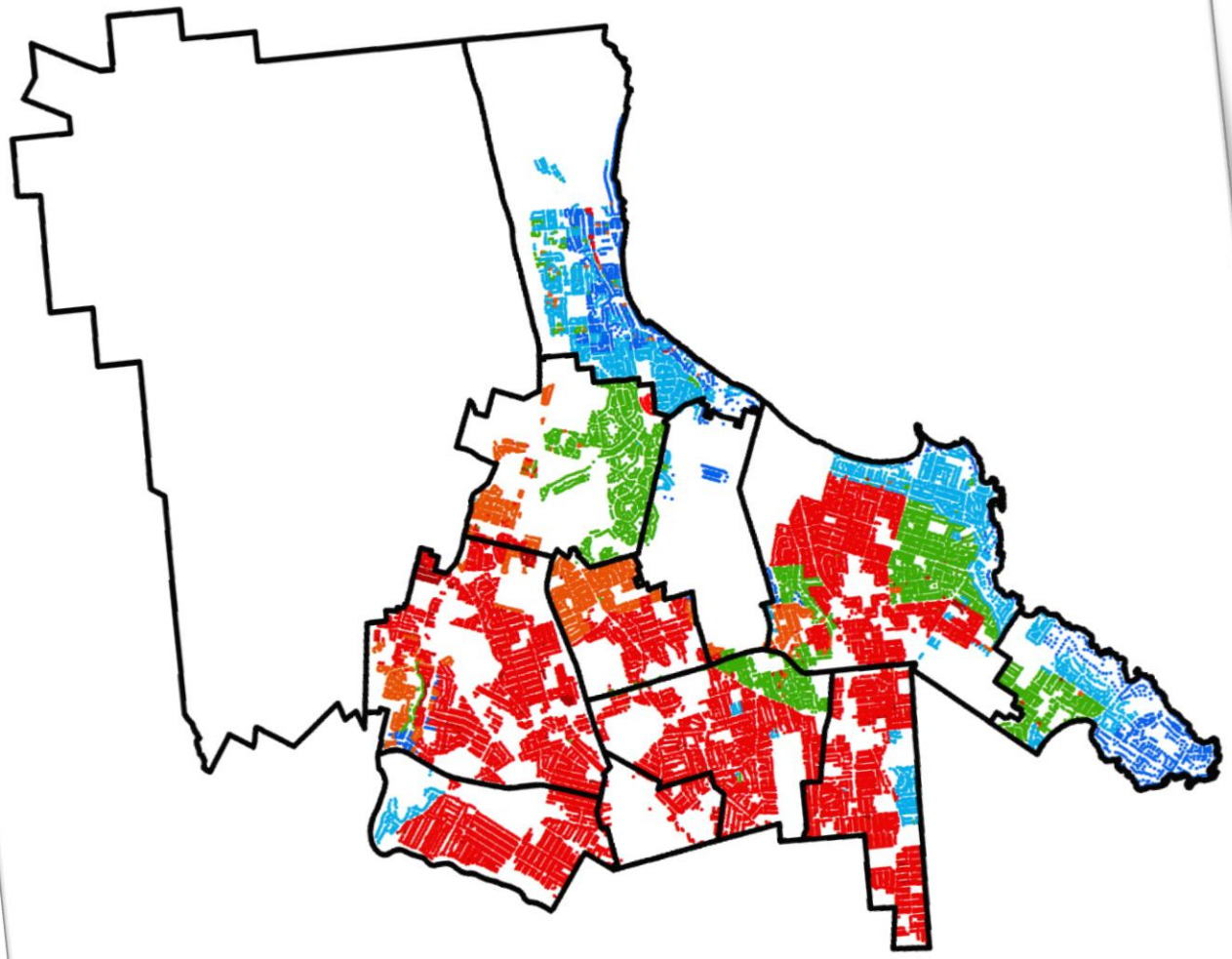
Percent Change in Population

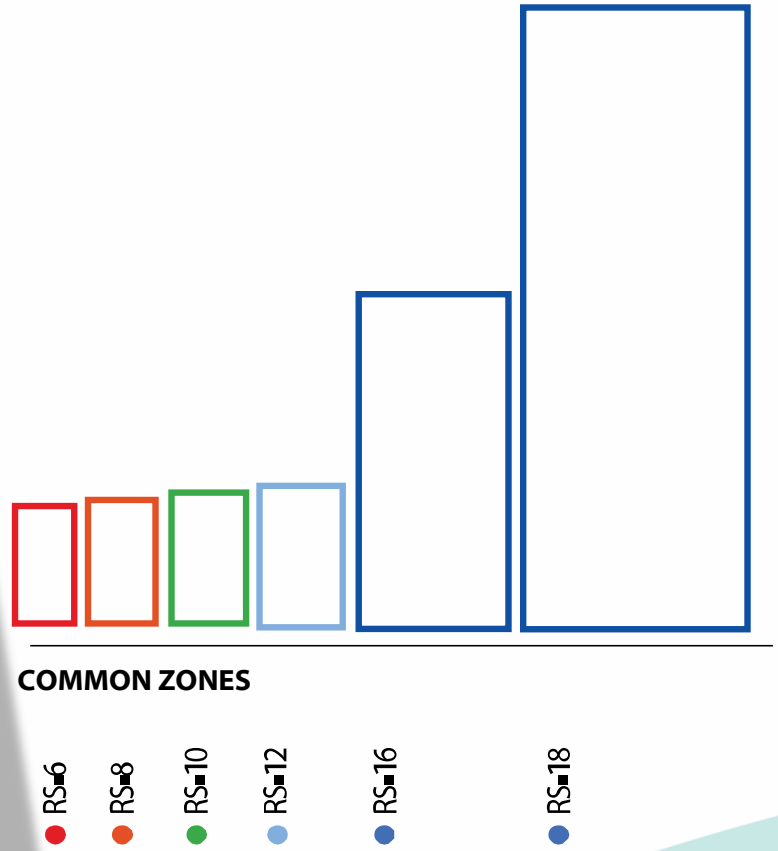


Density


PERSONS PER HECTARE
LESS THAN 10
11 - 13
14 - 16
17 - 19
19 - 22
22 - 25
25 - 28
MORE THAN 28
URBAN CONTAINMENT BOUNDARY (UCB)
RURAL SAANICH
CORDOVA BAY
ROYAL OAK
BLENKINSOP
GORDON HEAD
NORTH QUADRA
CAREY
QUADRA
CADBORO BAY
TILLICUM
SAANICH CORE
SHELBOURNE


Saanich (Average)
10.4
Saanich (inside UCB)
20.5
Blenkinsop*
2.3
Royal Oak
14.1
Gordon Head
19.6
Carey
23.2
North Quadra
26.7
1.1
Rural Saanich*
3.2
Cordova Bay*
(rural portion)
10.3
Cadboro Bay
15.6
Cordova Bay
(inside UCB)
20.8
Quadra
24.4
Tillicum
30.8
Saanich Core




COMMON ZONES
RS=6
RS=8
RS=10
RS=12
RS=16
RS=18

Projections

URBAN FUTURES
Strategic Research to Manage Change

Core - Output

Population by Age Group, Core
Estimates from 2001-2011; Projections to 2038

Age	2001	2006	2011	2016	2021	2026	2031	2036	2038	2011-2038 Change	
<15	31,214	29,866	28,368	28,551	30,757	32,441	32,521	30,467	29,426	1,058	4%
15-24	32,416	32,903	32,106	26,904	23,387	21,500	21,648	22,935	23,494	-8,611	-27%
25-34	33,260	32,192	36,136	40,748	40,210	35,148	32,142	30,837	30,823	-5,313	-15%
35-44	34,880	32,425	30,066	31,284	36,685	42,769	42,644	37,487	36,404	6,338	21%
45-54	35,167	36,409	35,163	32,595	31,060	32,957	38,483	45,094	45,465	10,302	29%
55-64	21,733	29,403	34,707	35,033	34,147	32,215	30,817	32,908	34,954	247	1%
65-74	18,139	17,654	20,849	27,592	32,001	32,684	32,195	30,731	29,966	9,117	44%
75+	23,493	23,790	23,192	22,535	24,501	29,909	35,000	38,766	39,802	16,611	72%
Total	230,301	234,643	240,586	245,243	252,746	259,623	265,451	269,225	270,335	29,748	12%

Housing Occupancy Demand by Structure Type, Core
Estimates from 2006-2011; Projections to 2038

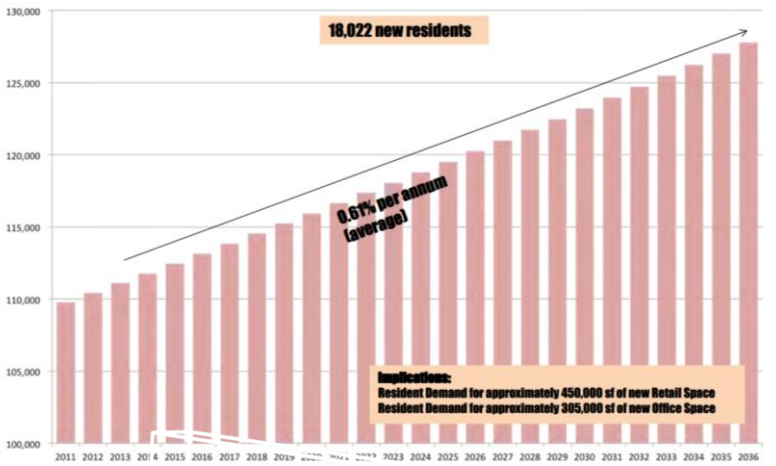
ST	2006	2011	2016	2021	2026	2031	2036	2038	2011-2038 Change	
GO	62,659	65,988	68,040	70,177	72,053	73,611	74,873	75,281	9,293	14%
Apt	44,355	46,139	48,944	51,785	54,272	56,545	58,656	59,492	13,353	29%
Total	107,014	112,127	116,984	121,962	126,325	130,156	133,529	134,772	22,646	20%

0.60%

4.0 Population & Demographics

MXD DEVELOPMENT STRATEGISTS

Figure 4.7 District of Saanich – Population Projection 2011 to 2036
Scenario 3: HIGH GROWTH SCENARIO - 18,000 New Residents (Source: Statistics Canada, MXD Development Strategists Ltd.)



50

0.66%

0.8%

Saanich

Western Cities Leading the Way in Population Growth

(average annual growth, 2008–12, per cent)

Sources: The Conference Board of Canada; Statistics Canada.

Calculate Annual Compound Growth Rate (CAGR)

formula =(B11/B2)^(1/(5-1))-1

Saanich 2011-2016		
End	Pop2016	114,148
Start	Pop2011	109,752
CAGR:		**0.79%**

Saanich 2006-2016		
End	Pop2016	114,148
Start	Pop2006	107,120
CAGR:		**0.64%**

Saanich 1996-2016		
End	Pop2016	114,148
Start	Pop1996	101,385
CAGR:		**0.59%**

Cordova 2011-2016		
End	Pop2016	8,125
Start	Pop2011	8,125
CAGR:		**0.00%**

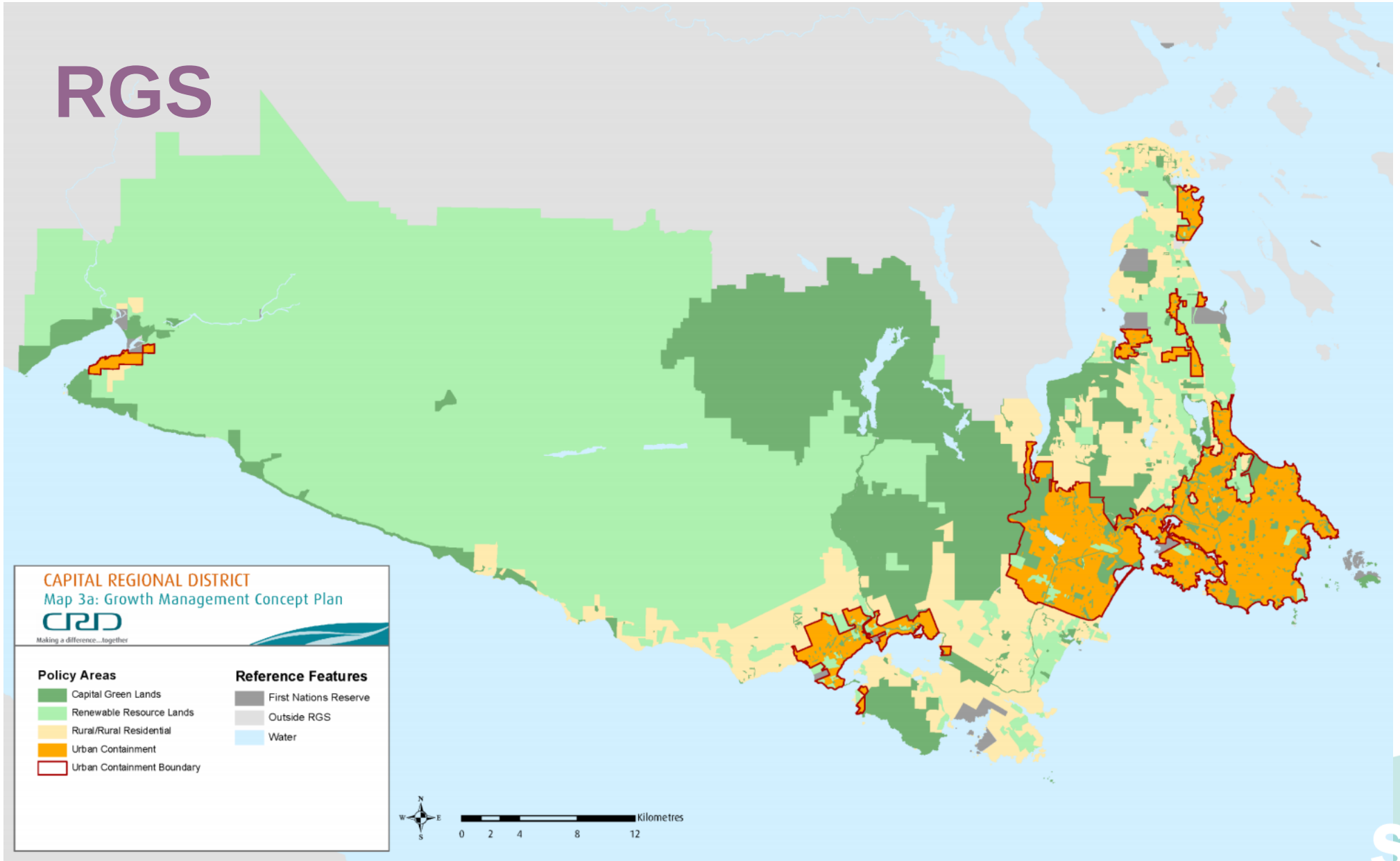
Cordova 2006-2016		
End	Pop2016	8,125
Start	Pop2006	7,650
CAGR:		**0.60%**

Cordova Bay 1996-2016		
End	Pop2016	8,125
Start	Pop1996	6,900
CAGR:		**0.82%**

At 0.8% annual rate of growth, in the next Census period (5 years), expect that:

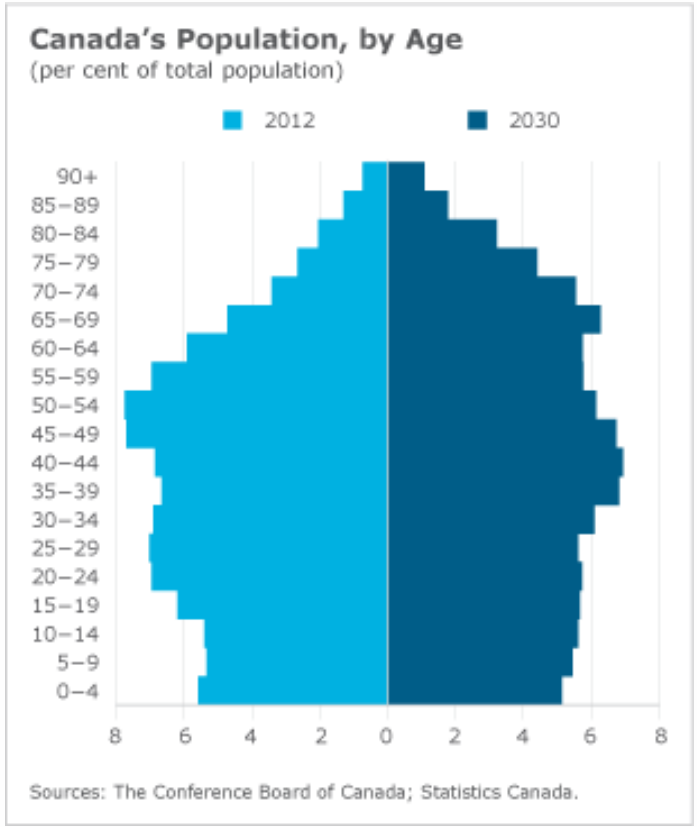
- Saanich to gain 4,590 new residents.

RGS



2018 CRD Regional Growth Strategy

Other trends…

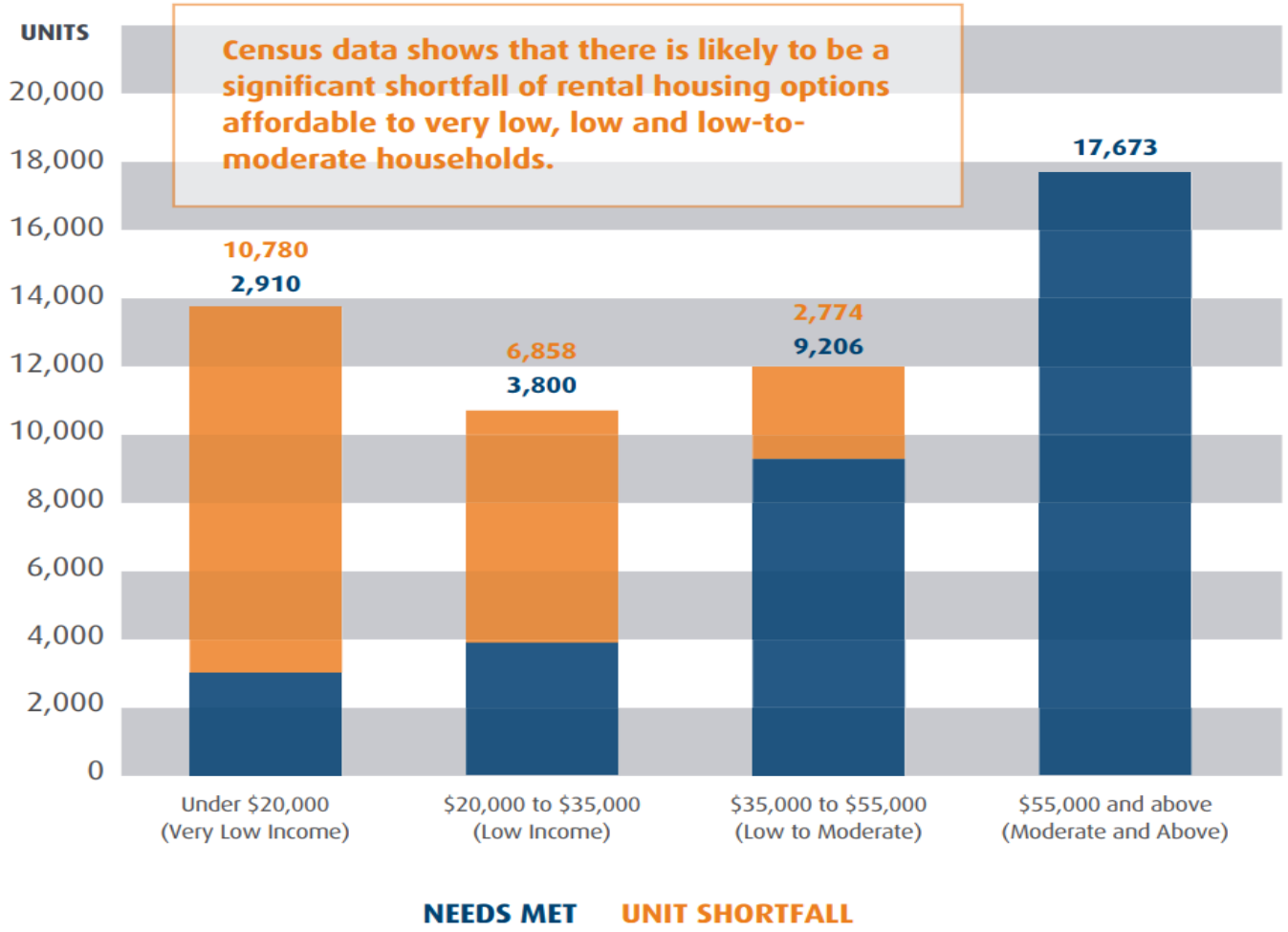


"It's a letter from the Census Bureau, informing us of our move into an older demographic."

Housing considerations

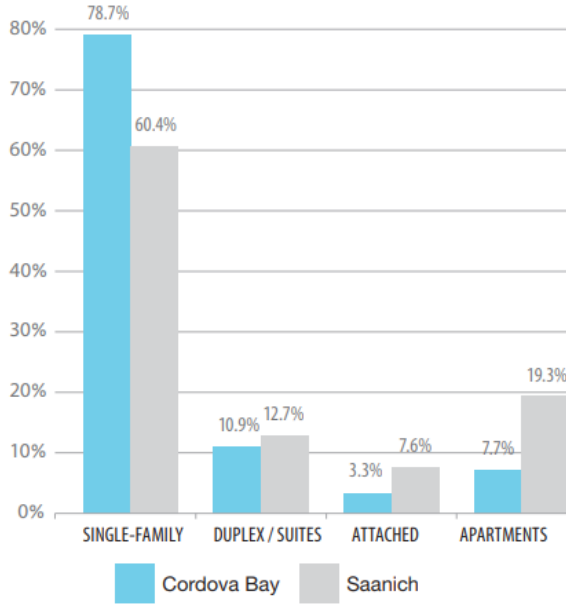
- Housing policy is contained in the OCP
  - Housing diversity and density in Village centres
  - Limited sensitive infill for established neighbourhoods
  - Consider density bonusing for affordable/special needs
  - Support the Regional Housing Affordability Strategy (RHAS)
- Requirement for a Housing Needs Study coming from PoBC

Shortfall of Affordable Units

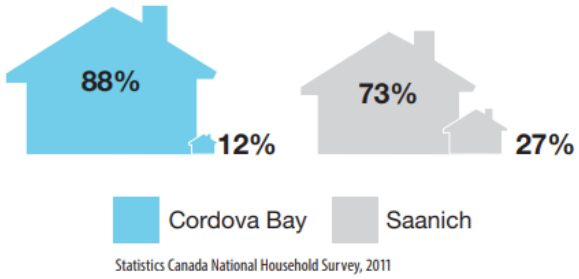


Growth within Cordova Bay context

***within the urban containment area**



- Low-density, large lots, rural interface
- Mostly residential
- Few sites for large-scale re-development (e.g. plaza, Trio)
- Most future growth will be small re-development and infill
- Village identified as area for employment/population growth



Attributes of growth…

- Strength in diversity (just like mutual funds….)
- Housing options (stage of life)
- Investment and renewal
- Tied to labour force and economic growth
- Helps pay for services and amenities (transit, parks, SW)
- Pays for infrastructure improvements