

BASELINE CONDITIONS REPORT

Cordova Bay
LOCAL AREA PLAN

2018





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INTRODUCTION

In November 2017, Saanich Council endorsed Terms of Reference to update the Cordova Bay Local Area Plan.

This Baseline Conditions Report provides an overview of land use conditions within the Cordova Bay neighbourhood. The document lays the foundation for the local area planning process by providing background information that will help to inform future decisions.



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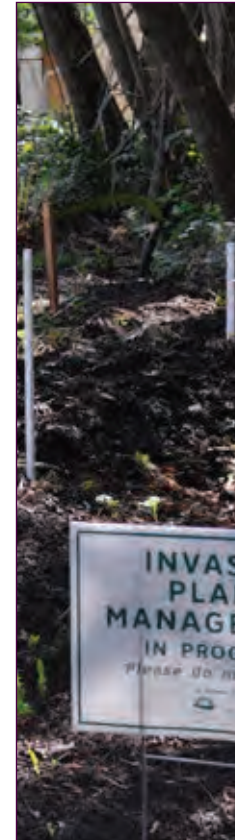
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BACKGROUND & PROJECT OBJECTIVES



PURPOSE OF THE LOCAL AREA PLAN

The Cordova Bay Local Area Plan is intended to provide a policy framework that will 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.

WHAT IS A LOCAL AREA PLAN?

A Local Area Plan is “...a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.”

Section 875(1) of the Local Government Act

The Local Area Plan fits within the Official Community Plan (OCP) framework, providing detailed street-by-street planning guidance at the neighbourhood level. It works hand-in-hand with the Sustainable Saanich OCP, by outlining how the OCP's district-wide policies will be applied within the local area. The Local Area Plan must be in alignment with the OCP.

A LOCAL AREA PLAN CAN HELP:

- Residents and businesses identify community values, establish a common vision and determine key issues to be addressed
- Developers understand the types of developments that are envisioned and supportable for an area
- Community associations, Saanich staff, and Council evaluate the suitability of development applications
- Council make decisions regarding development applications
- Future capital investment decisions for capital projects and infrastructure needed in an area.

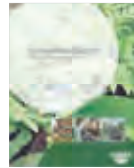


OTHER PLANS, POLICIES AND INITIATIVES

Local Area Plans are consistent with the Official Community Plan, and provide additional detail to the OCP where needed. Other Saanich and Regional plans, policies, and initiatives will inform the local area plan, and are important to consider in the planning process.



ADOPTED:



Saanich Official Community Plan (2008)
The Official Community Plan (OCP) provides Saanich-wide vision and policy direction for environmental integrity, social well-being and economic vibrancy



Parks, Recreation and Culture Master Plan (2013)
Provides guidance and identifies Saanich priorities for future capital and operational initiatives



Regional Growth Strategy (2018)
Guides regional decision making on settlement patterns and other growth management issues

CRD Regional Pedestrian and Cycling Master Plan (2011)
Identifies active transportation network priorities and provides best practice guidelines



BC Transit Future Plan (2011)
Identifies transit corridors and priorities for rapid, frequent and local transit service in the region



Active Transportation Plan
Provides a vision, policies, and actions to guide the development of safe, attractive, and convenient active transportation options for people of all ages and abilities



IN PROGRESS:



Agriculture and Food Security Plan
Outlines a comprehensive approach to enhance food security and the long-term sustainability of Saanich's agricultural sector



100% Renewable and Resilient Saanich
The Plan will provide direction for actions that will reduce greenhouse gas emissions by 80%, transition Saanich to 100% renewable energy, and enable adaptation to climate change impacts



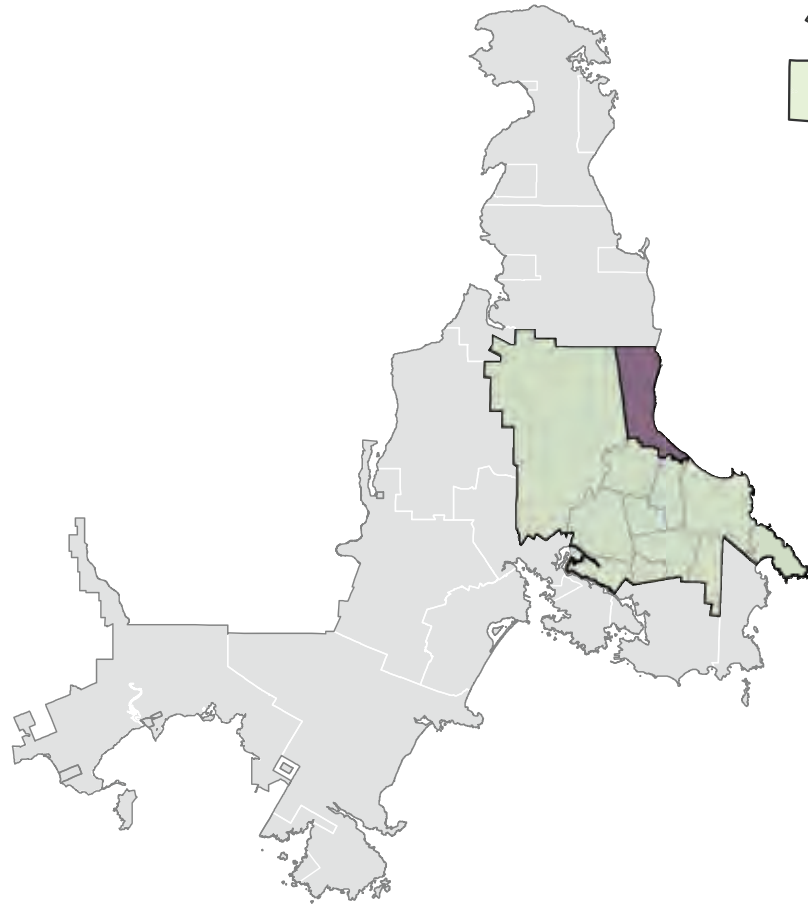
Garden Suites Study
Explores potential regulatory changes to permit garden suites in residential neighbourhoods



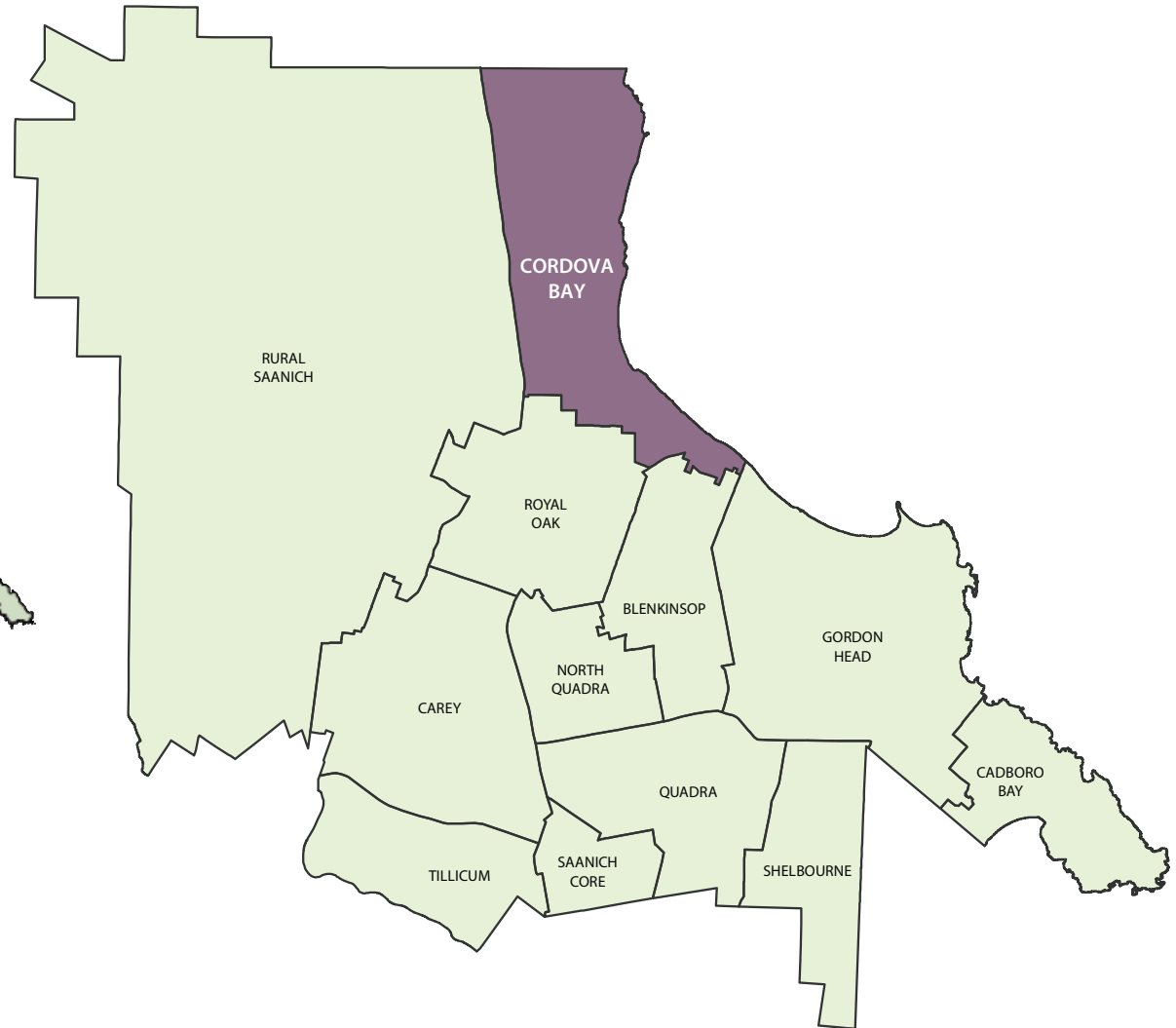
Broadmead and Cordova Bay Local Area Transit Plan
Looks at transit service delivery and transit stop improvements in serving neighbourhood areas

LOCAL AREA SNAPSHOT

REGIONAL CONTEXT



MUNICIPAL CONTEXT



Cordova Bay is a unique neighbourhood with a long, rich history.

LOCAL AREA CONTEXT

From the Wsanec and Lkwungen peoples, to the first European settlers, to more recent newcomers, Cordova Bay has been a much sought-after seaside residential and recreation area.

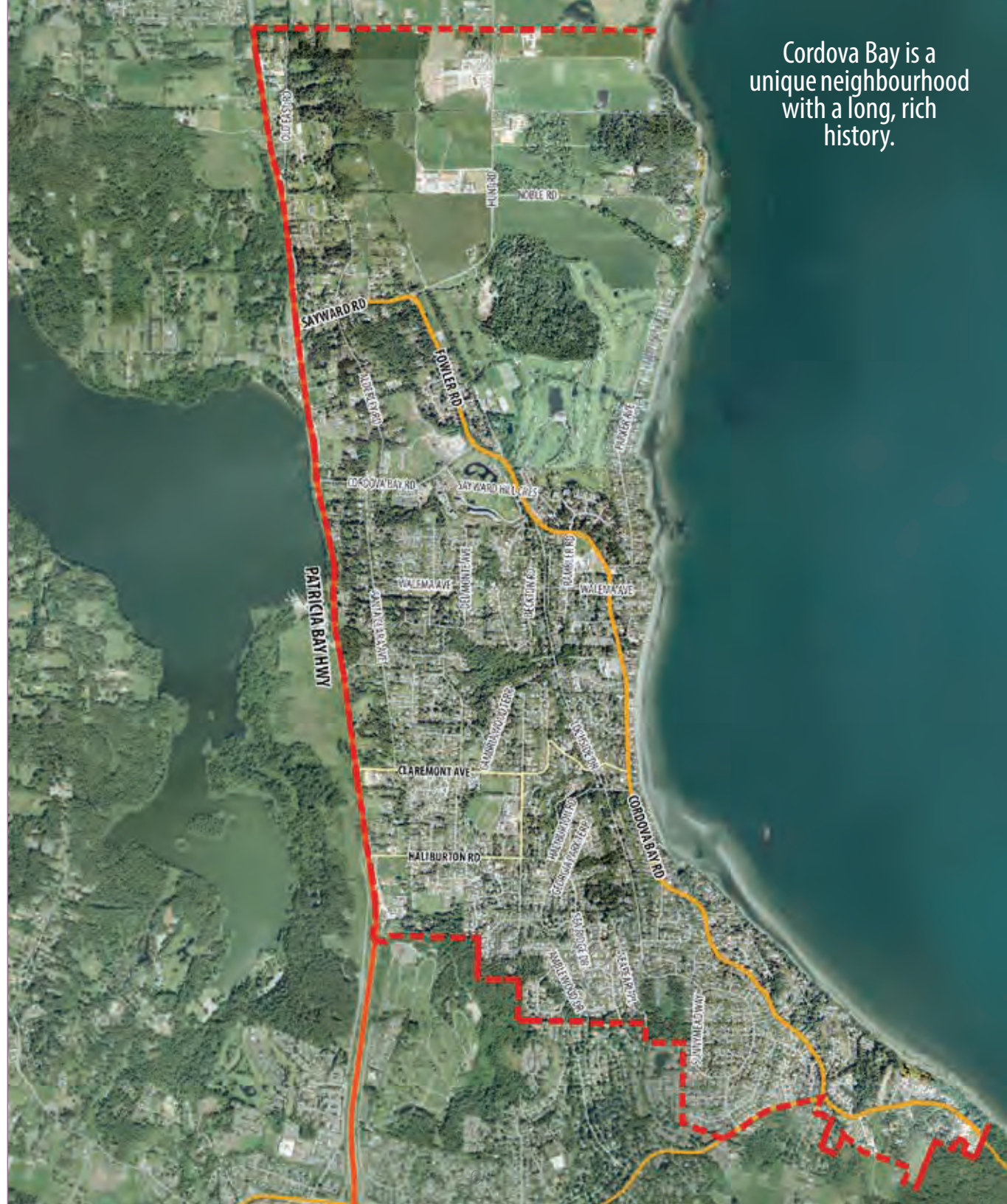
Cordova Bay has the distinction of being the only local area in Saanich with both urban and rural areas, a reflection of the District itself. It is a blend of rural, suburban, and urban and balancing the three is key to its uniqueness.

Cordova Bay ranks seventh out of 12 for the most populous local area in the municipality. Much of the recent growth has occurred through subdivision activity in the 1980s.

The key topographical feature is the ridge which runs north to south and drops steeply down to Cordova Bay Road to the east, and Elk Lake to the west. The tall Douglas-fir trees, long sandy beach, and agricultural reserve lands add to its character.

The neighbourhood has a long connection to the beach and sea. There is an annual summer festival and car show which is reminiscent of the boat races at the beach in front of McMorran's Beach House of years past.

There are four distinct neighbourhoods: Sunnymead, The Ridge, Sayward Hill and the Village. The Lochside Trail is a high-quality regional trail system connecting Cordova Bay in both directions with the City and the ferry and is a much-loved weekend outing to Mattick's Farm.



KEY LOCATIONS & POINTS OF INTEREST

Cordova Bay is home to many interesting and unique destinations of local and regional interest. The map on the right shows a few of the keys points of interest in the neighbourhood.



1

Beach



2

Mattick's Farm



3

Lochside Trail



4

The Beach House Restaurant



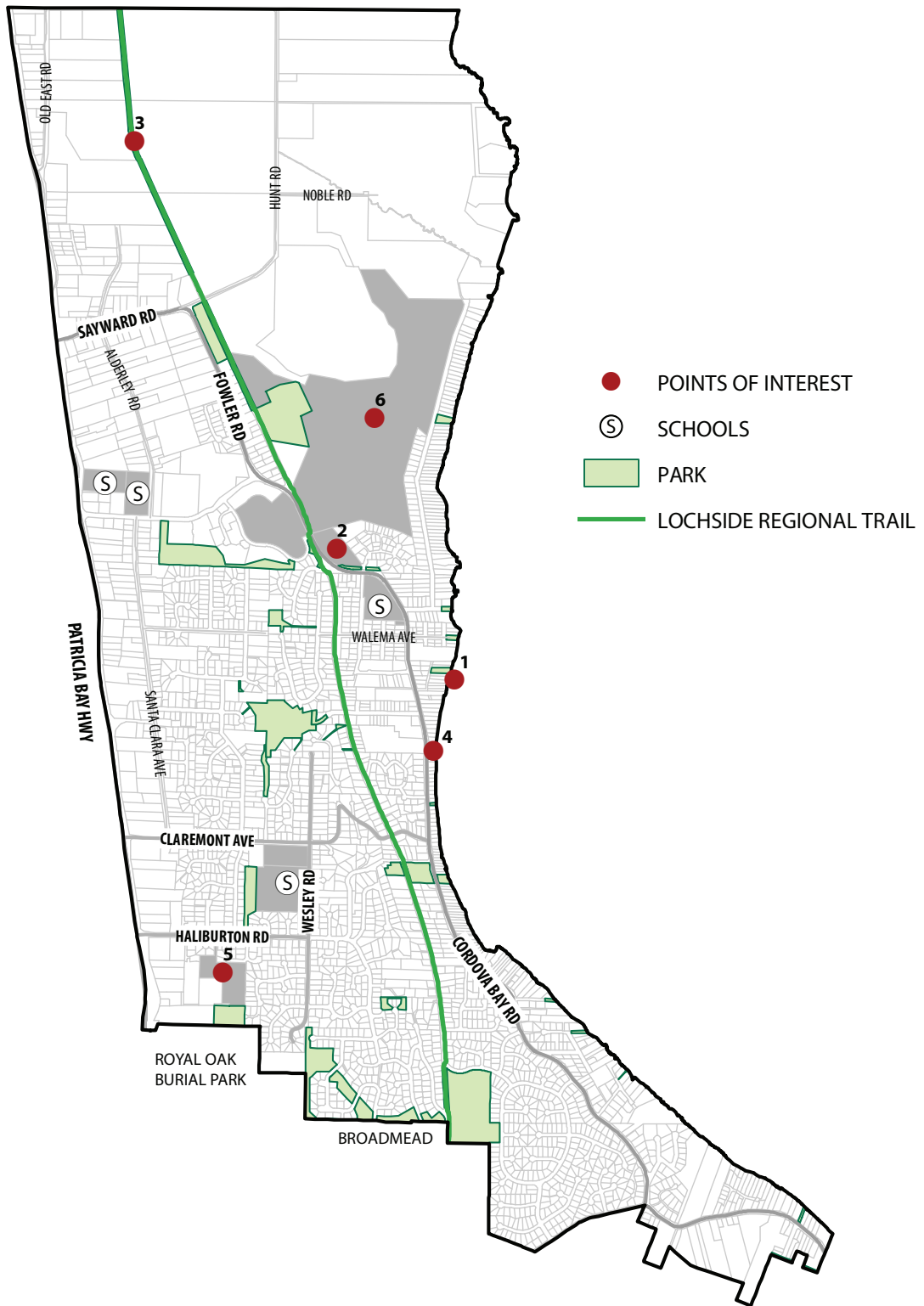
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Haliburton Farm



6

Cordova Bay Golf Course






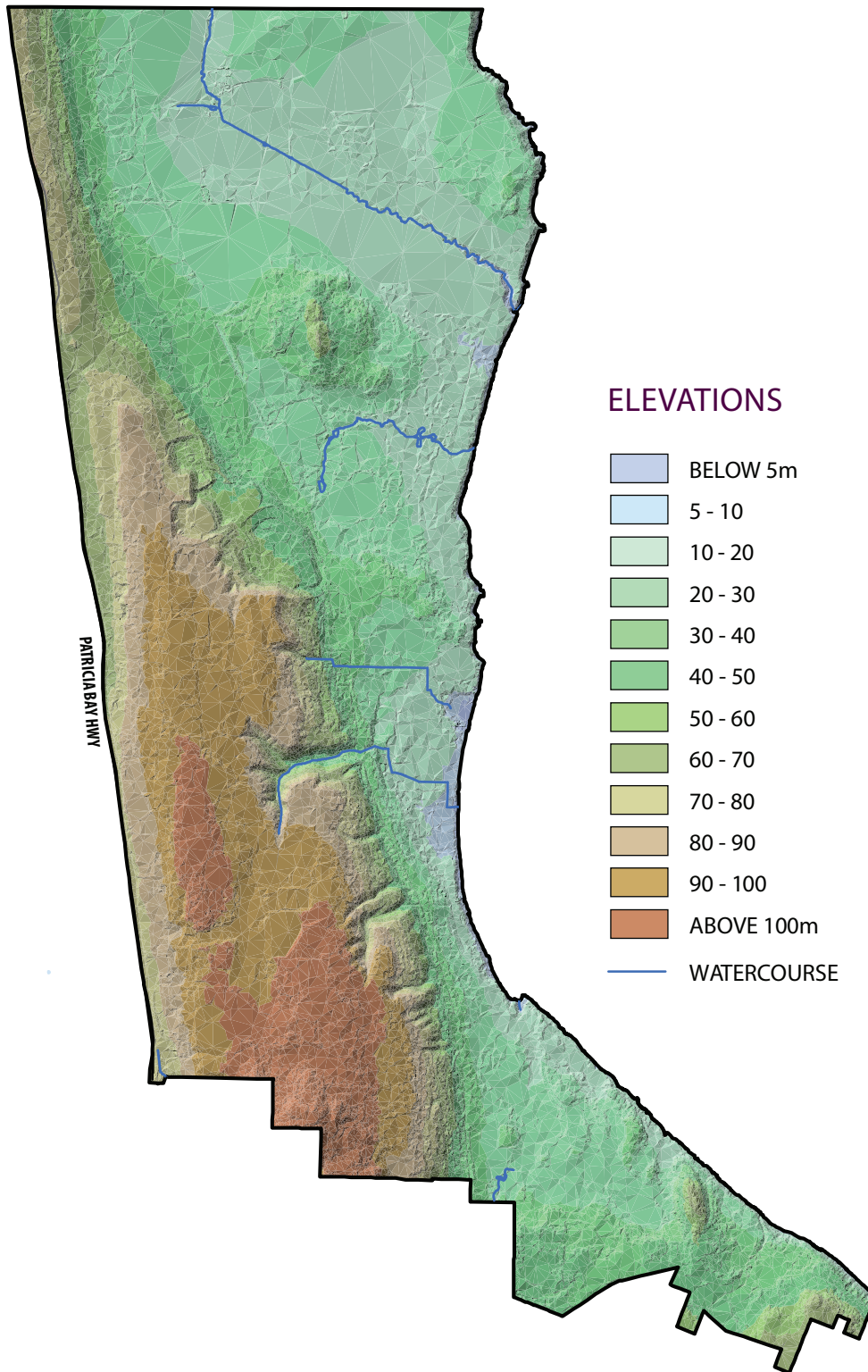
TOPOGRAPHY

The major topographical feature of Cordova Bay is the ridge which extends the length of the local area. Elevations range from sea level to the east, to about 100 m at the top of the ridge, to 75 m at Elk Lake.
















STEEP SLOPES

-  TREE BYLAW BOUNDARY
-  2M CONTOUR INTERVAL
-  10M CONTOUR INTERVAL



ELEVATIONS

-  BELOW 5m
-  5 - 10
-  10 - 20
-  20 - 30
-  30 - 40
-  40 - 50
-  50 - 60
-  60 - 70
-  70 - 80
-  80 - 90
-  90 - 100
-  ABOVE 100m
-  WATERCOURSE

MOMENTS IN HISTORY

Centuries prior to European settlement – Coast Salish people lived throughout the Saanich peninsula.



We acknowledge and recognize the original Cordova Bay village site ʔEL, ɪLĆ (in SENĆOŦEN writing system) / čəlítč (as written by Lekwungen speakers).

1790
Manuel Quimper, Spanish navy, charts the southern tip of Vancouver Island and names Esquimalt Harbour "Puerto de Cordova."



1852
The Crown and First Nations enter into a treaty relationship with the signing of the Douglas Treaty on February 7, 1852.



1880s
First permanent settlers: Touet, Carmichael, Norris, and Revans.



1898
Earliest recorded discoveries of ice-age mammoth specimens on Vancouver Island at Cordova Bay gravel pit.



1919
George McMorrans Canuck Tea Rooms opens.



1842
The Hudson Bay Company transfers the name Cordova Bay to its present location.



1858
Crown land sold in Cordova Bay for \$5 per acre, much of which is sold back to Crown in the years to follow.



1890
Most of the east ridge is logged of Douglas-fir and red cedar.

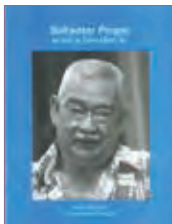


1916
The Patricia Bay rail line completed, along what is now Lochside Trail, with a station at Haliburton Road.



Sources

Saltwater People, as told by Dave Elliott Sr.
Sea Lake, by Anne Pearson





1931

Emily Carr paints "Shore and Forest" of Cordova Bay beach

1946
Subdivision begins on East Ridge.

1953
Cordova Bay Community Hall is built



1960
Opening of Cordova Bay Seaview Plaza



1979
St. David Anglican Church constructed

1981
Sewer servicing of Cordova Bay begins

1927
Ballroom opens at McMorran's beginning decades of popular dances.



1942
Plane from Pat Bay Air Station accidentally drops 5 bombs on Cordova Bay.

1950
Fable Cottage constructed



1958
Bill Mattick opens road-side farm stand



1962
Claremont School opens

Did you know Cordova Bay came to be named after the 46th Viceroy of New Spain, Don Antonio Maria Bucarelli y Ursua Henestrosa Lasso de la Vega Villacis y Cordova by Spanish explorers in 1790?

EXISTING LAND USE

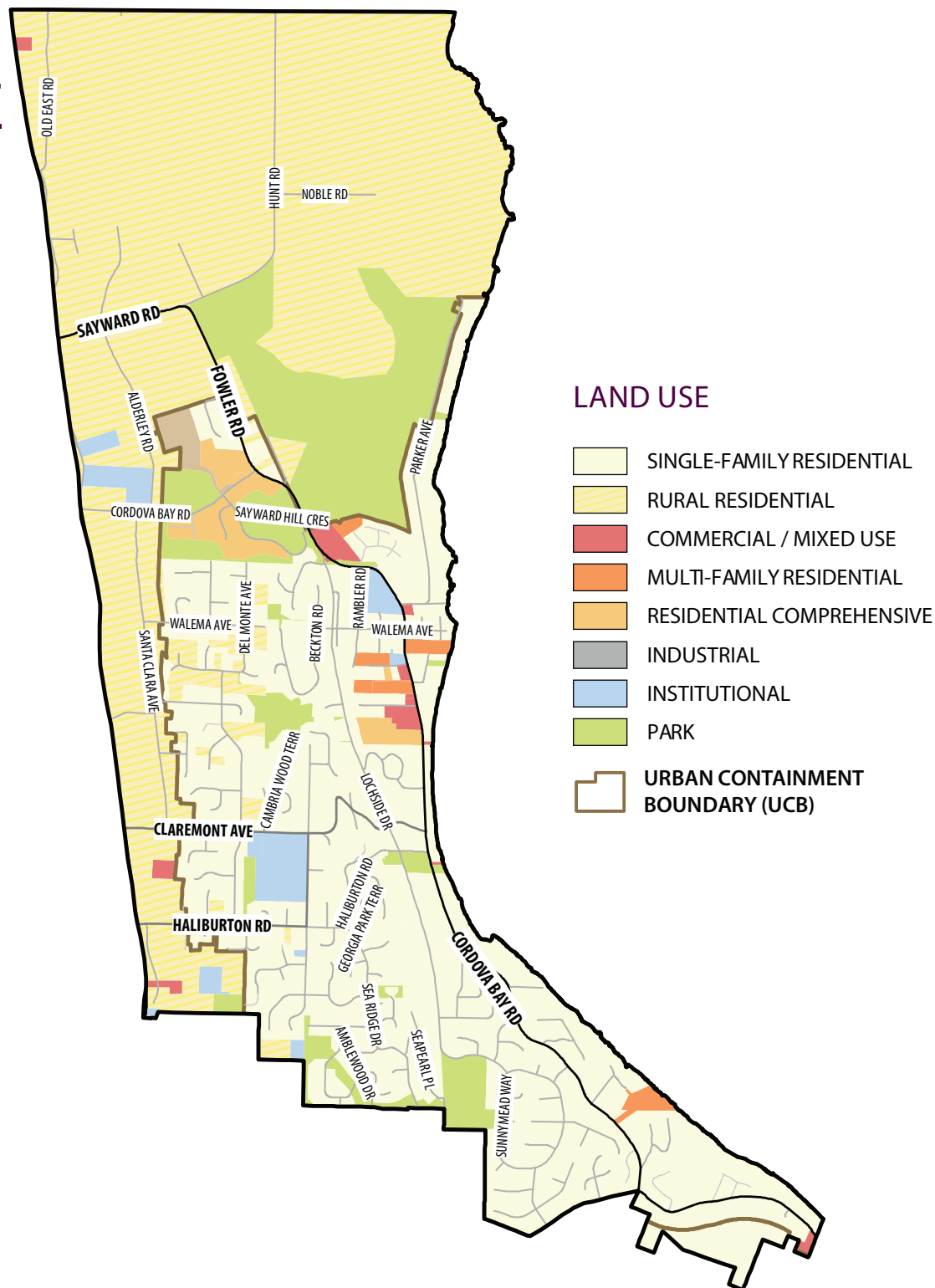
Cordova Bay is primarily residential, with commercial uses in two nodes along Cordova Bay Road. This map shows general land use based on zoning. Residential development is predominately single family, with a small amount of multi-family housing located in the Village and Sayward Hill areas.

The northern and western portions are outside the Urban Containment Boundary. Lands to the north, including the Cordova Bay Golf Course, and a few western parcels are designated Agricultural Land Reserve.

There are several community institutional facilities including Claremont Secondary, Cordova Bay Elementary, St. David's Anglican Church, and Cordova Bay United Church.

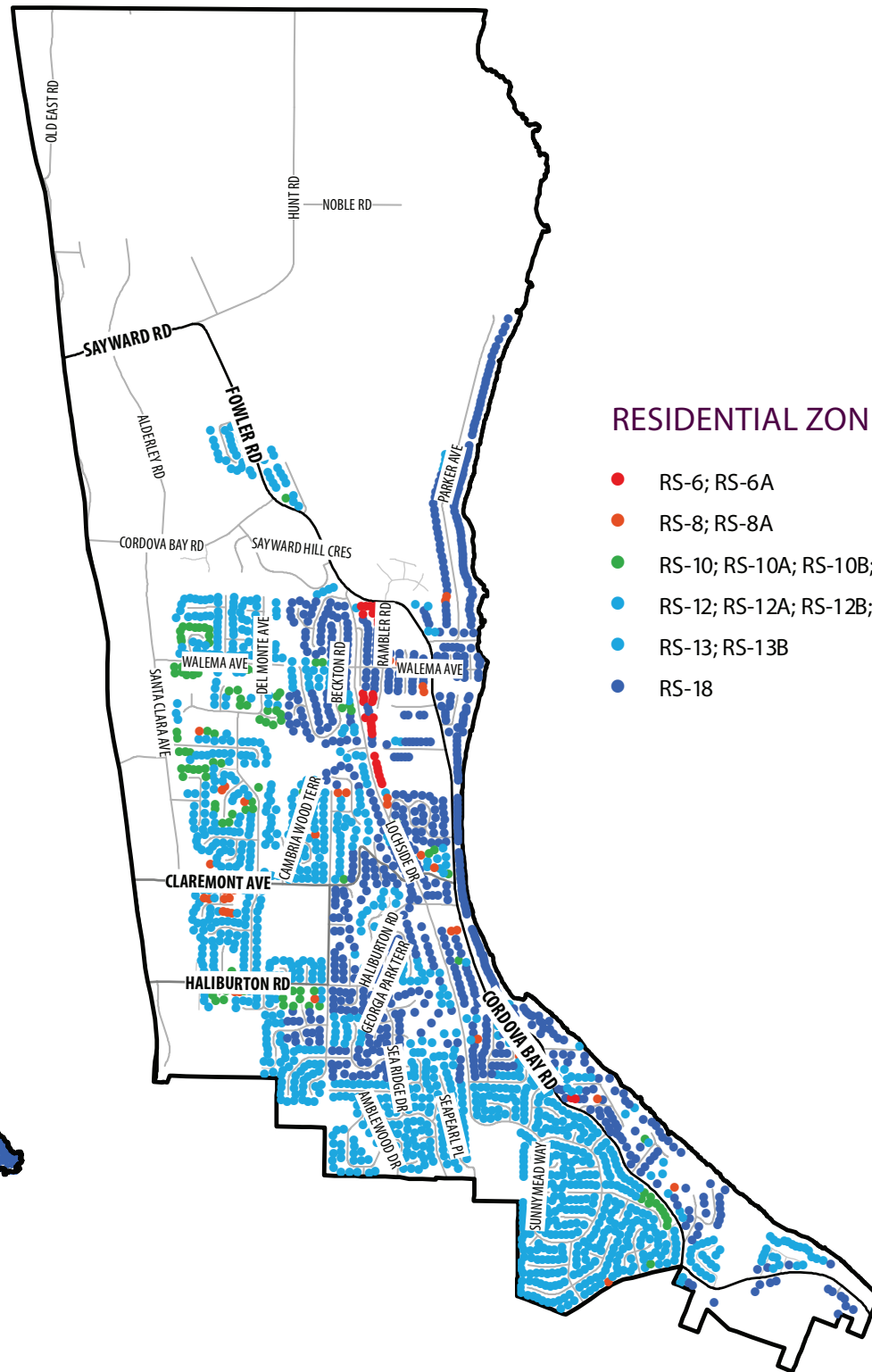
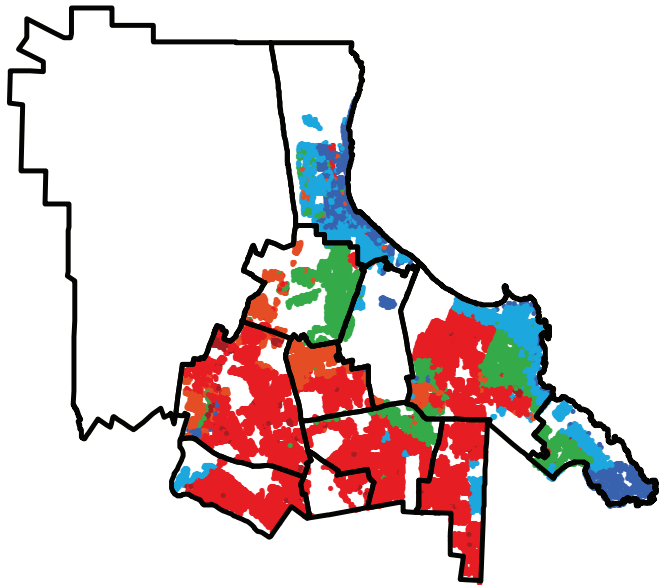
Two key sites are slated for redevelopment. The plaza property within the Village has had a development permit approved, and is in the early stage of a 24-month construction cycle to build a mixed-use development with 3,500 m² ground-floor retail/office space and 91 residential units above.

The Trio Gravel Pit site was rezoned in the 1990s for residential and commercial uses but remains vacant.



RESIDENTIAL ZONING

There is a range of single-family lot sizes in Cordova Bay, reflecting the historical development of the area. Pre-1950s, small lot development occurred along with waterfront and close to the Village while outside of these areas were larger acreages. In 1970, the minimum lot size in Cordova Bay was increased to 2 ha in order to address septic treatment issues. With sewer service, RS-12 zoning with minimum lot sizes of 930 m² were established for the ridge, slope, and Sunnymead areas. Large lot 2 ha minimums occur outside the Urban Containment Boundary, and can be found within urban Cordova Bay as a remnant of the previous regulatory change.



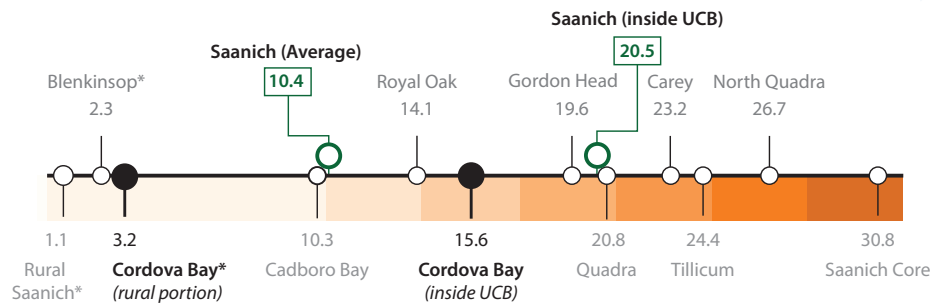
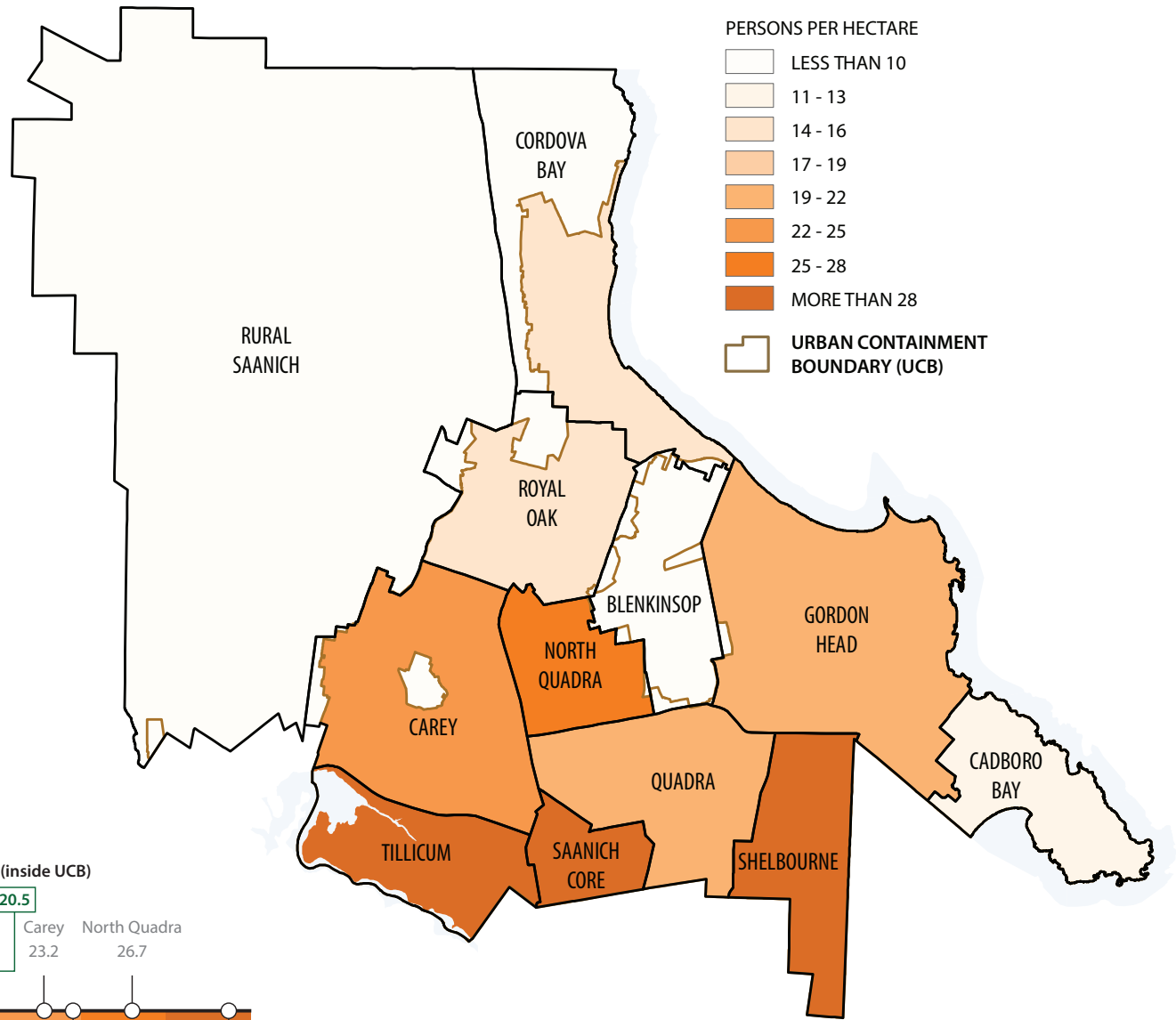
RESIDENTIAL ZONES

- RS-6; RS-6A
- RS-8; RS-8A
- RS-10; RS-10A; RS-10B; RS-10VC
- RS-12; RS-12A; RS-12B; RS-12SR
- RS-13; RS-13B
- RS-18

POPULATION DENSITY

The population density of the urban area of Cordova Bay is 15.6 persons per hectare (PPH). This density is on the low end of local areas in Saanich and compares to a population density of 20.5 for urban Saanich.

The area outside the Urban Containment Boundary in Cordova Bay has a density of 3.2 persons per hectare.



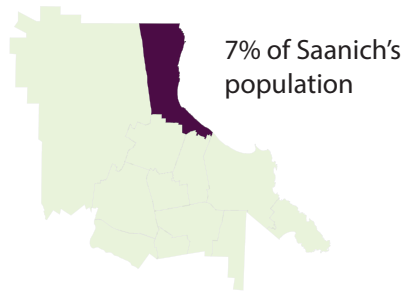
* denotes land outside Urban Containment Boundary (UCB)

DEMOGRAPHIC PROFILE

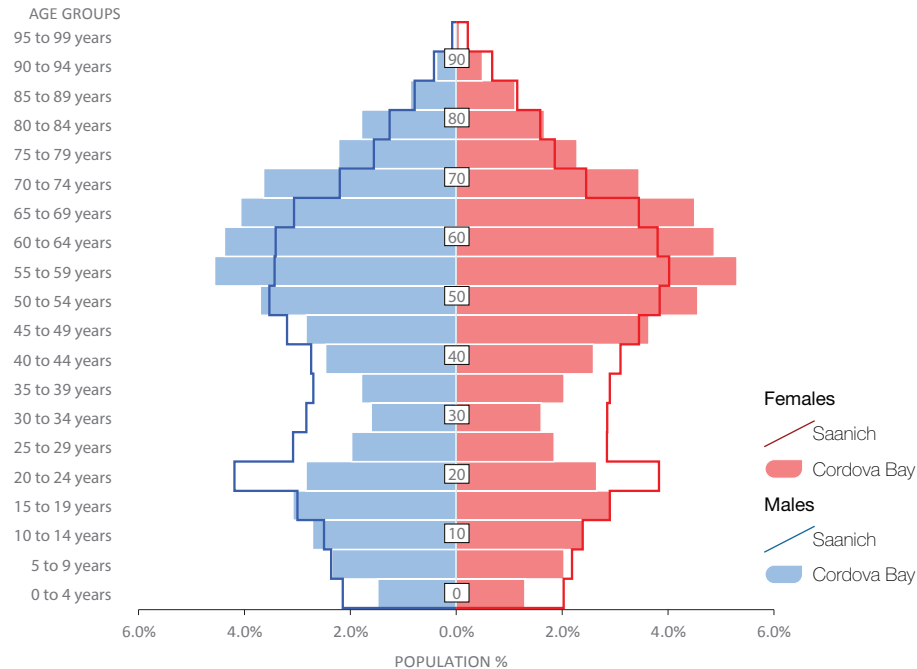
POPULATION



8,125 residents

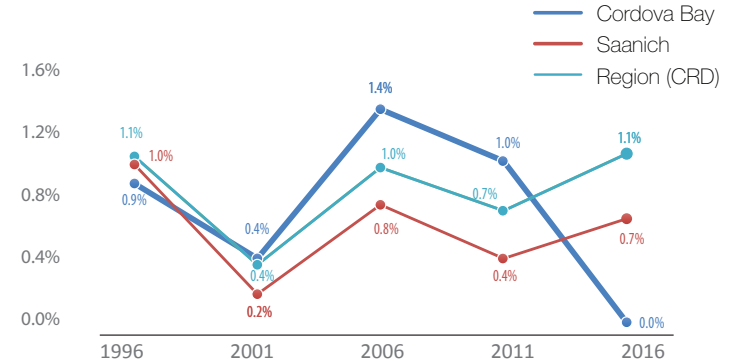


AGE COHORTS



POPULATION % CHANGE

Cordova Bay was one of the last urban areas within Saanich to develop. The population of Cordova Bay grew by 18% over the 20-year period between 1996 and 2016 compared to 13% for Saanich overall. This is an annual growth rate of 0.82% while Saanich's was 0.59%. In the last census period, the population of Cordova Bay has stayed the same.



MEDIAN AGE

52.4 yrs



Cordova Bay

44.5 yrs



Saanich

POPULATION PROFILE

Cordova Bay residents are, on average, older than Saanich residents as a whole. The median age is 52.4 years compared to 44.5 years for Saanich. There is a higher proportion of residents 50 years and older living in Cordova Bay and proportionately fewer in the 20 to 44 age cohorts.

HOUSEHOLD CHARACTERISTICS

The average household size in Cordova Bay is 2.5 persons, slightly larger than Saanich overall at 2.4.

Median household income, at \$106,214, is high in Cordova Bay as compared to the District (\$77,282) and the region. Low-income households make up 8% of Cordova Bay households and 12% of Saanich households.

Ethnicity in Cordova Bay has changed slightly in the last Census period. The percentage of visible minority households grew from 17% to 20% and remains lower than the Saanich average of 22%.



HOUSEHOLD SIZE



Cordova Bay



Saanich

MEDIAN HOUSEHOLD INCOME



Cordova Bay



Saanich

HOUSEHOLDS WITH CHILDREN



Cordova Bay



Saanich

LOW-INCOME HOUSEHOLDS



Cordova Bay

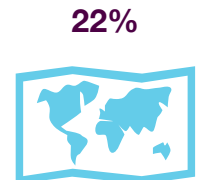


Saanich

VISIBLE MINORITIES



Cordova Bay



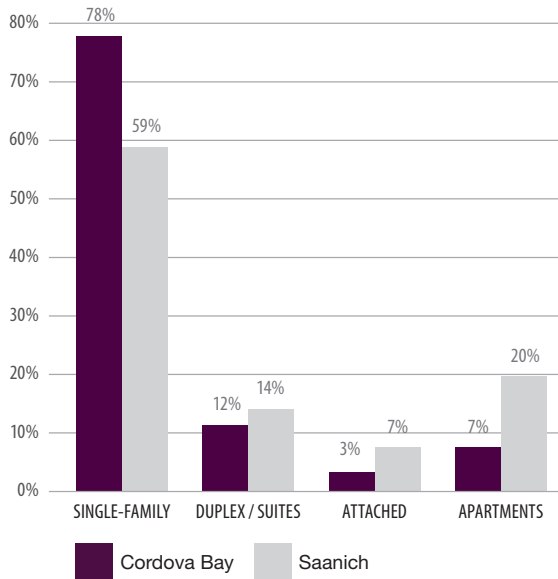
Saanich

HOUSING

HOUSING TYPES

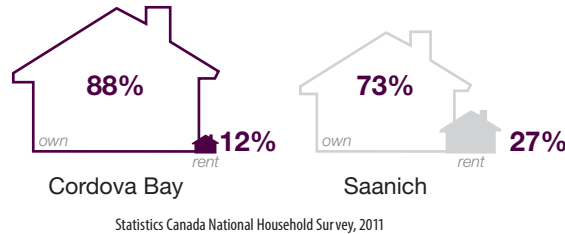
Single-family homes make up 78% of all dwelling units in Cordova Bay, as compared to 59% in Saanich.

In the past 10 years in Cordova Bay, single-family housing construction has exceeded multi-family construction by 213 (72%) to 83 (28%). In Saanich overall, this trend is reversed.



HOUSING TENURE (RENTAL VS. OWNERSHIP)

A high percentage (88%) of those living in Cordova Bay own their own homes, whereas 12% of households are rentals. This rate of home ownership is significantly higher than the District.



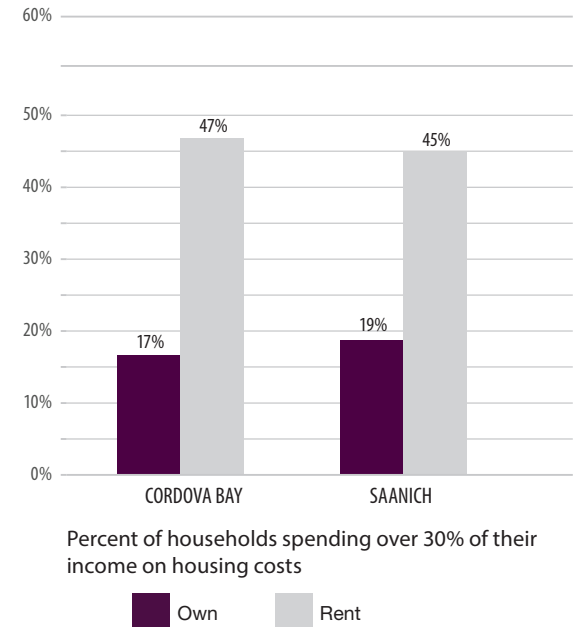
SOCIAL HOUSING

There is one social housing facility in Cordova Bay. Sutcliffe Court is a 10-unit subsidized facility for independent seniors run by the Greater Victoria Housing Society. In total, there are 2,332 units of social housing in Saanich.

HOUSING AFFORDABILITY

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

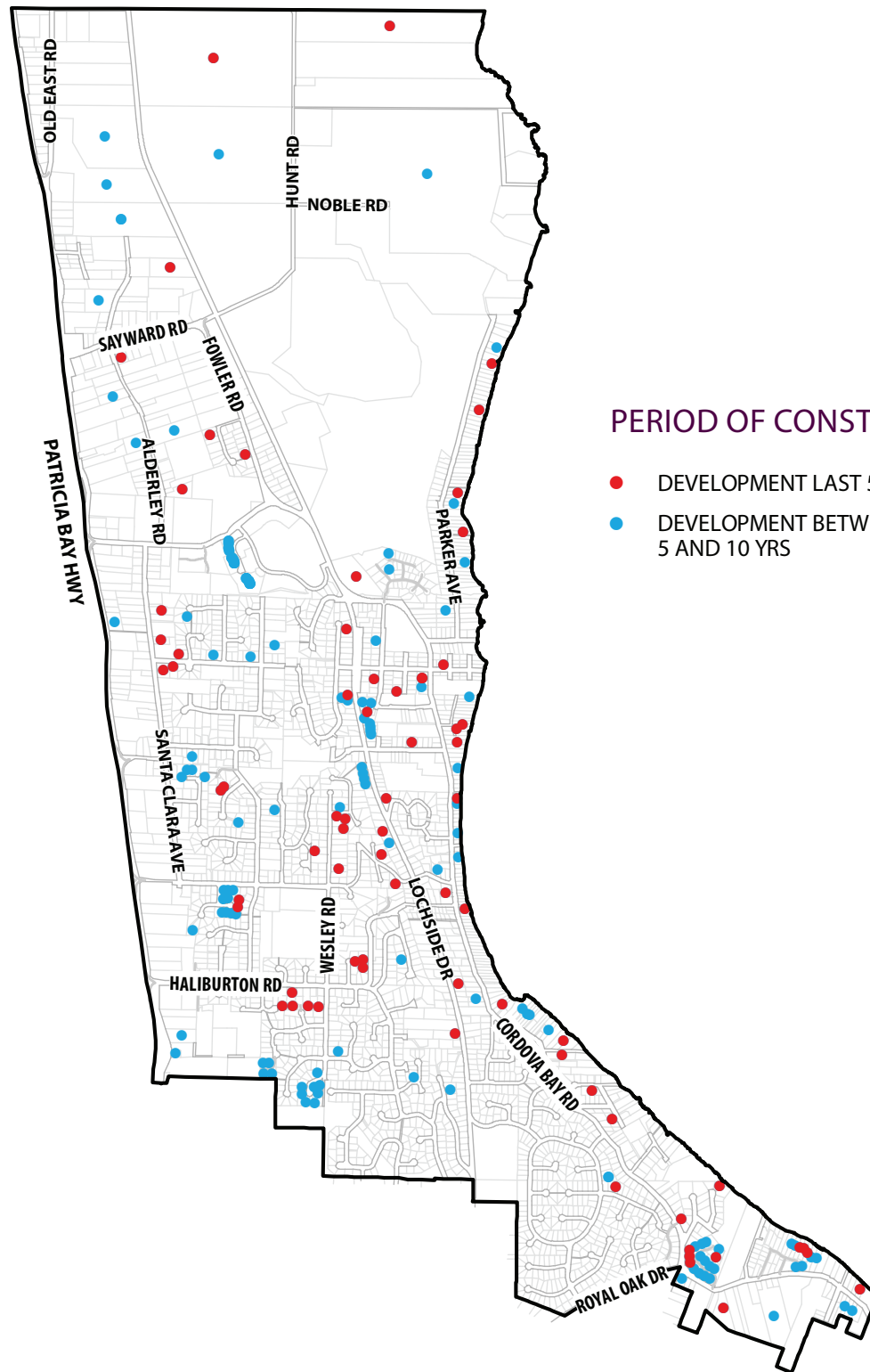
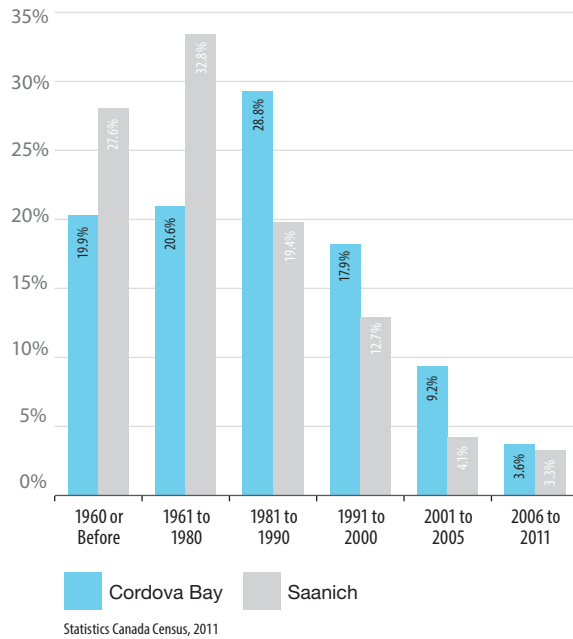
Among Cordova Bay households, 17% are living beyond Statistic Canada's threshold for affordability. Renters are more greatly impacted, with 47% of renting households falling into the unaffordable definition.



AGE OF HOUSING STOCK

Cordova Bay's housing stock is generally younger than other parts of Saanich.

47% of dwelling units in Cordova Bay were built between 1980 and 2000.



HERITAGE

HERITAGE HOMES

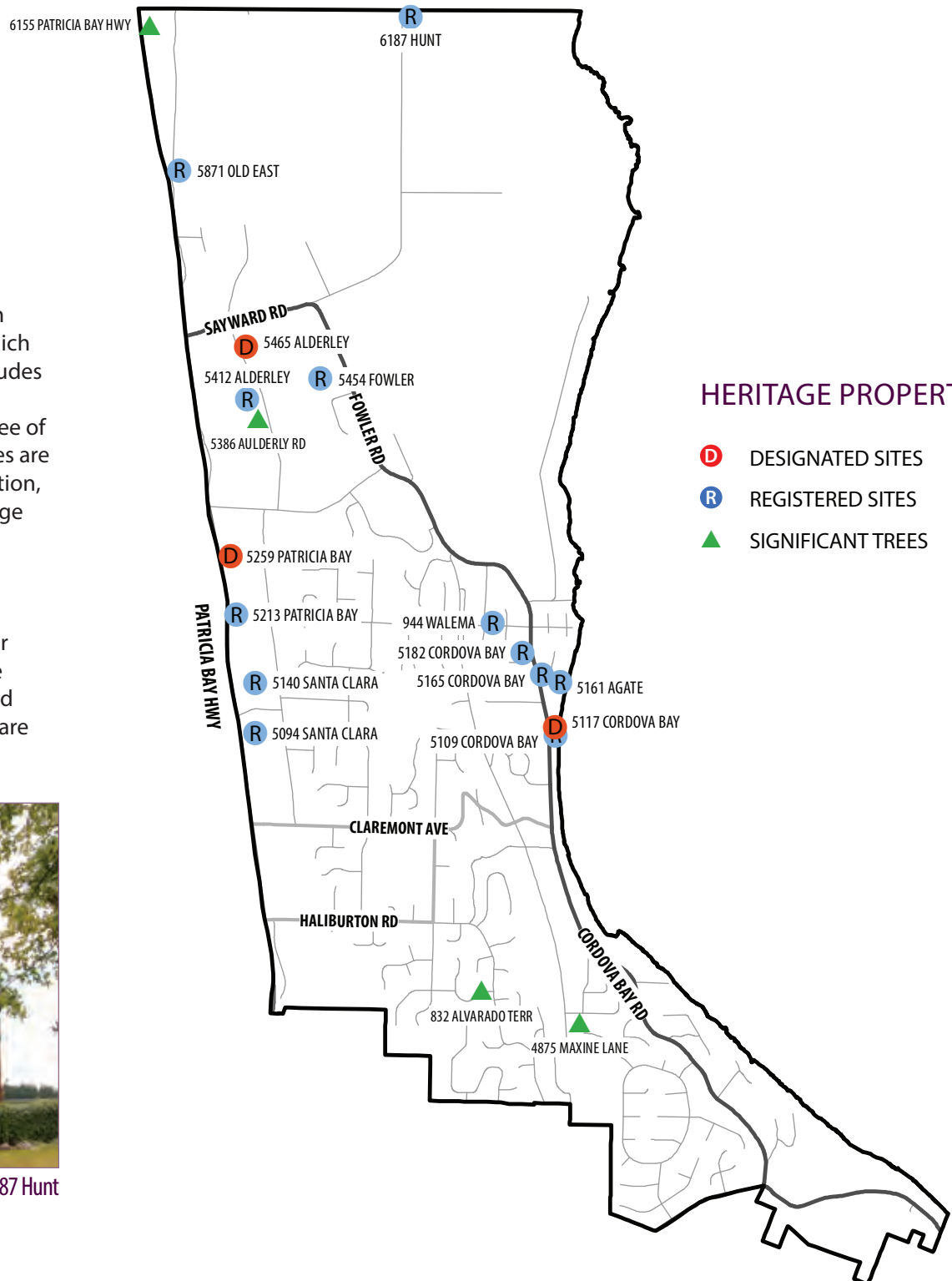
Designation of heritage properties began in Saanich in 1974 and culminated in the Saanich Heritage Register (2008). The inventory includes both registered and designated properties. Cordova Bay has 15 heritage properties, three of which are designated. All heritage properties are monitored by the Saanich Heritage Foundation, to ensure that alterations respect the heritage significance and character.

SIGNIFICANT TREES

Trees that are considered important for their cultural, historical, and environmental value are called significant trees, and are protected through the Tree Preservation Bylaw. There are four significant trees within Cordova Bay.



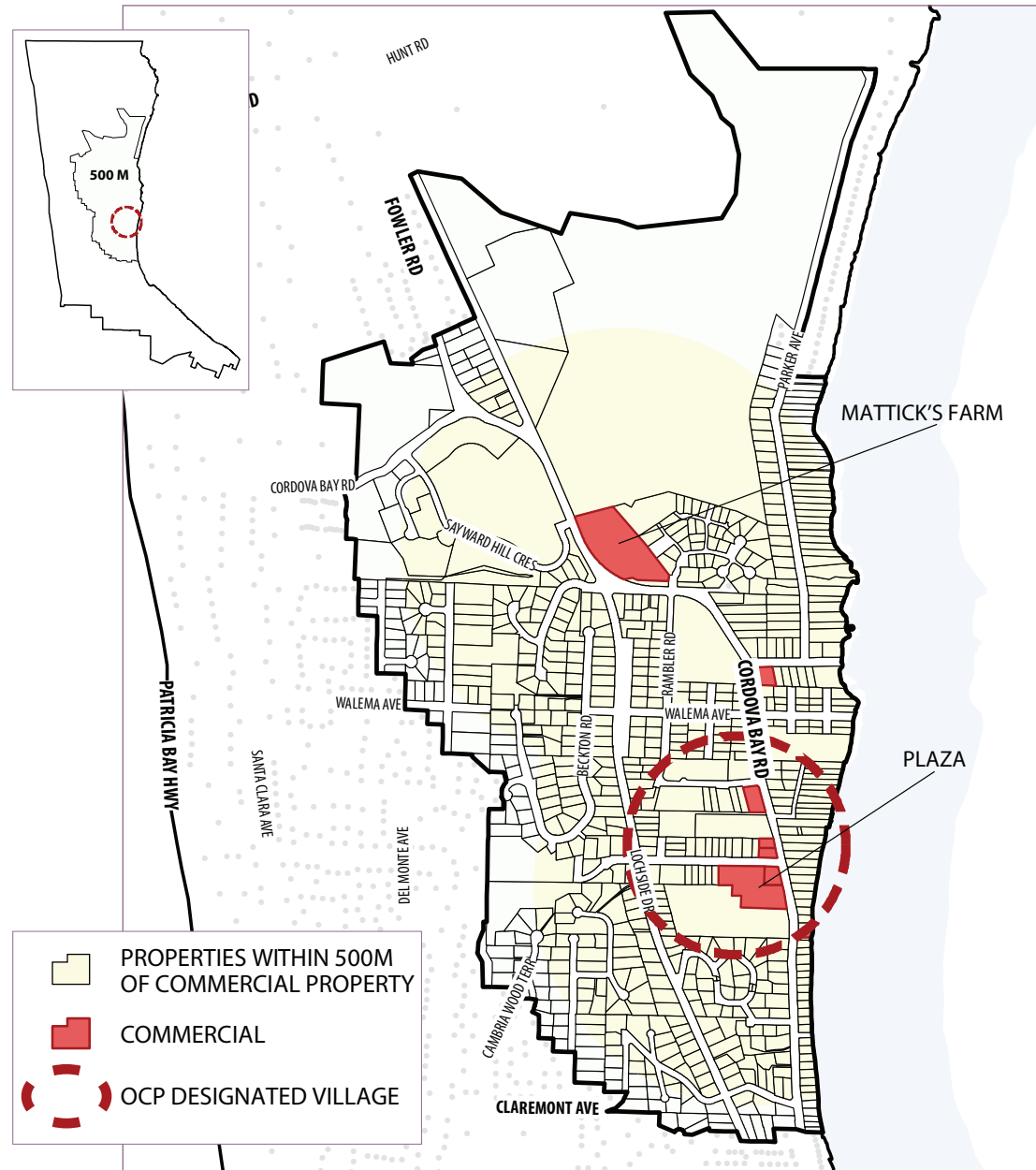
6187 Hunt



VILLAGE AND COMMERCIAL

The Village has historically been the commercial core of Cordova Bay, and provides some of the area's multi-family housing. The Plaza is currently vacant and under redevelopment. A 14,000 m² mixed-use development offering commercial/office space and 91 residential units has been approved. Nearby a commercial site provides a pharmacy, post office and barber shop. Mattick's Farm provides 3,090 m² of commercial space and is a destination for locals and tourists.

Approximately 2,390 residents (28.5% of the population) live within 500 metres of the Village and Matticks Farm which is considered "walking distance".

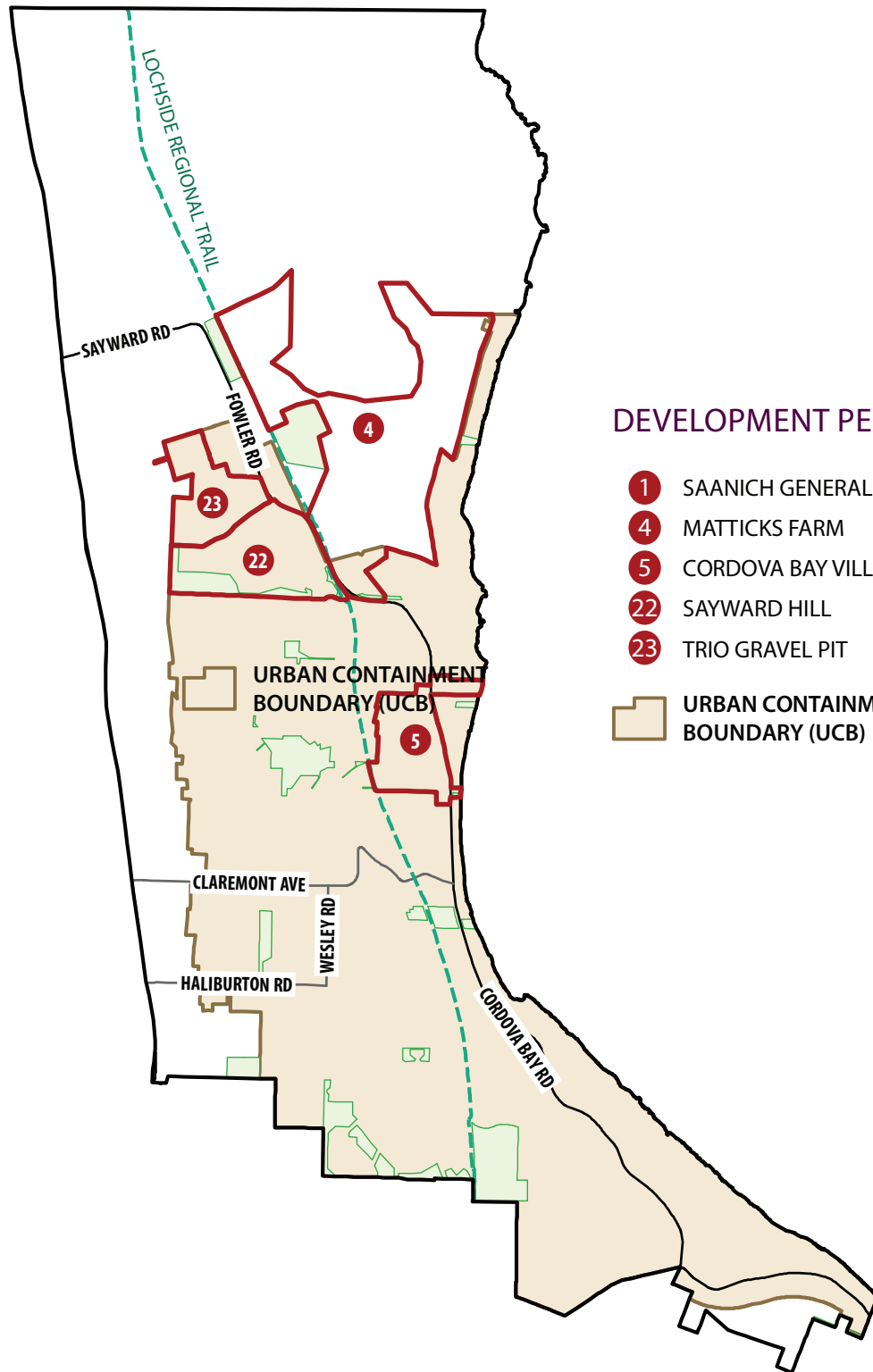


DEVELOPMENT PERMIT AREAS

Development Permit Areas (DPAs) are designated areas where property owners and developers must obtain a development permit before they subdivide, construct, renovate or build an addition to a structure, or alter land. The OCP contains objectives and guidelines affecting form and character, and protection of the natural environment.

The purpose of DPAs is to ensure that development embodies a high standard of architecture, urban design, and site planning.

Five DPAs apply in Cordova Bay. Additionally, the Saanich General DPA applies to all multi-family, commercial, and industrial development throughout Saanich. There are DPAs for Cordova Bay Village, Sayward Hill, Mattick’s Farm, and the Trio Gravel Pit site.



DEVELOPMENT PERMIT AREAS

- 1 SAANICH GENERAL
- 4 MATTICKS FARM
- 5 CORDOVA BAY VILLAGE
- 22 SAYWARD HILL
- 23 TRIO GRAVEL PIT
- URBAN CONTAINMENT BOUNDARY (UCB)



DPA 5. Cordova Bay Village



DPA 4. Matticks Farm



DPA 22. Sayward Hill



DPA 23. Trio Gravel Pit



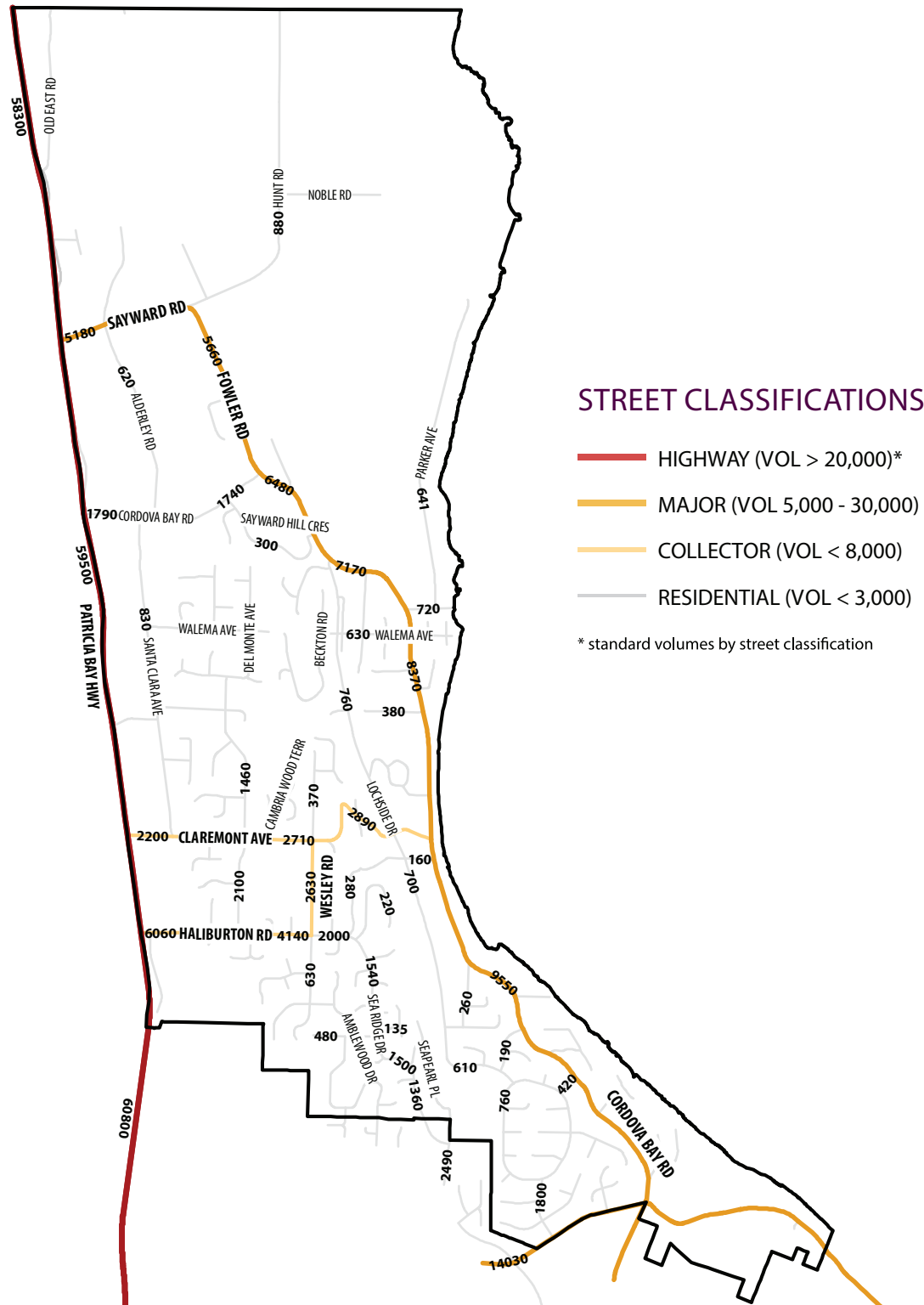
TRANSPORTATION AND MOBILITY

TRANSPORTATION NETWORK

The transportation network in Cordova Bay is classified based on criteria such as traffic service function, volume, land use, and flow. The network fits into the broader regional transportation system.

The provision of active transportation features within the road right-of-way, such as sidewalks and bike lanes, depends on the classification.

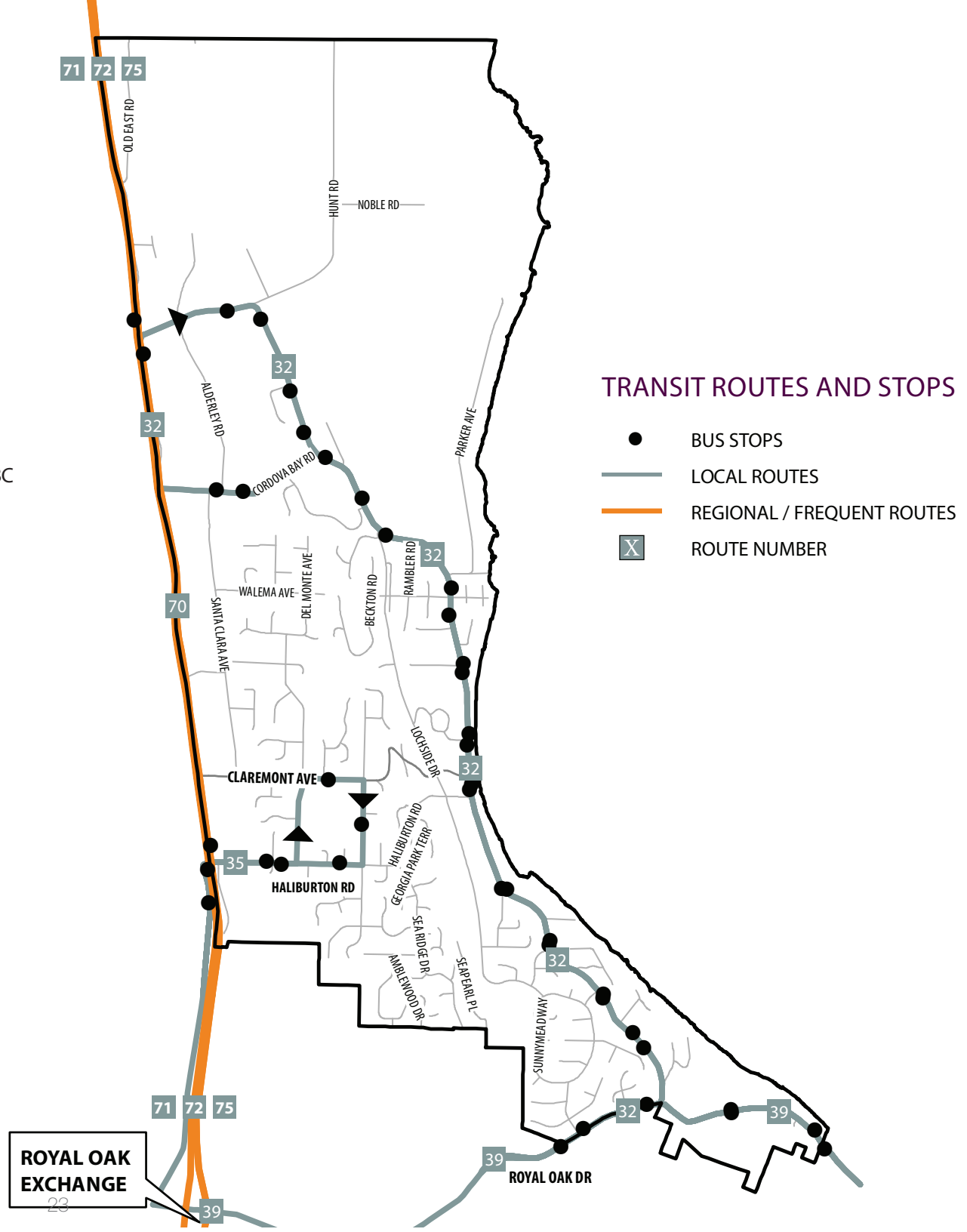
Traffic volume and speed are inventoried every five years by Saanich Engineering. Average daily volumes are noted on the adjacent map.



TRANSIT

BC Transit provides bus service to Cordova Bay with a number of routes to and through the plan area. Route 32 serves Cordova Bay Road and runs approximately hourly on weekdays and less frequently on weekends.

A Local Area Transit Plan is scheduled to be undertaken for Cordova Bay and Broadmead by BC Transit in 2019-2020.



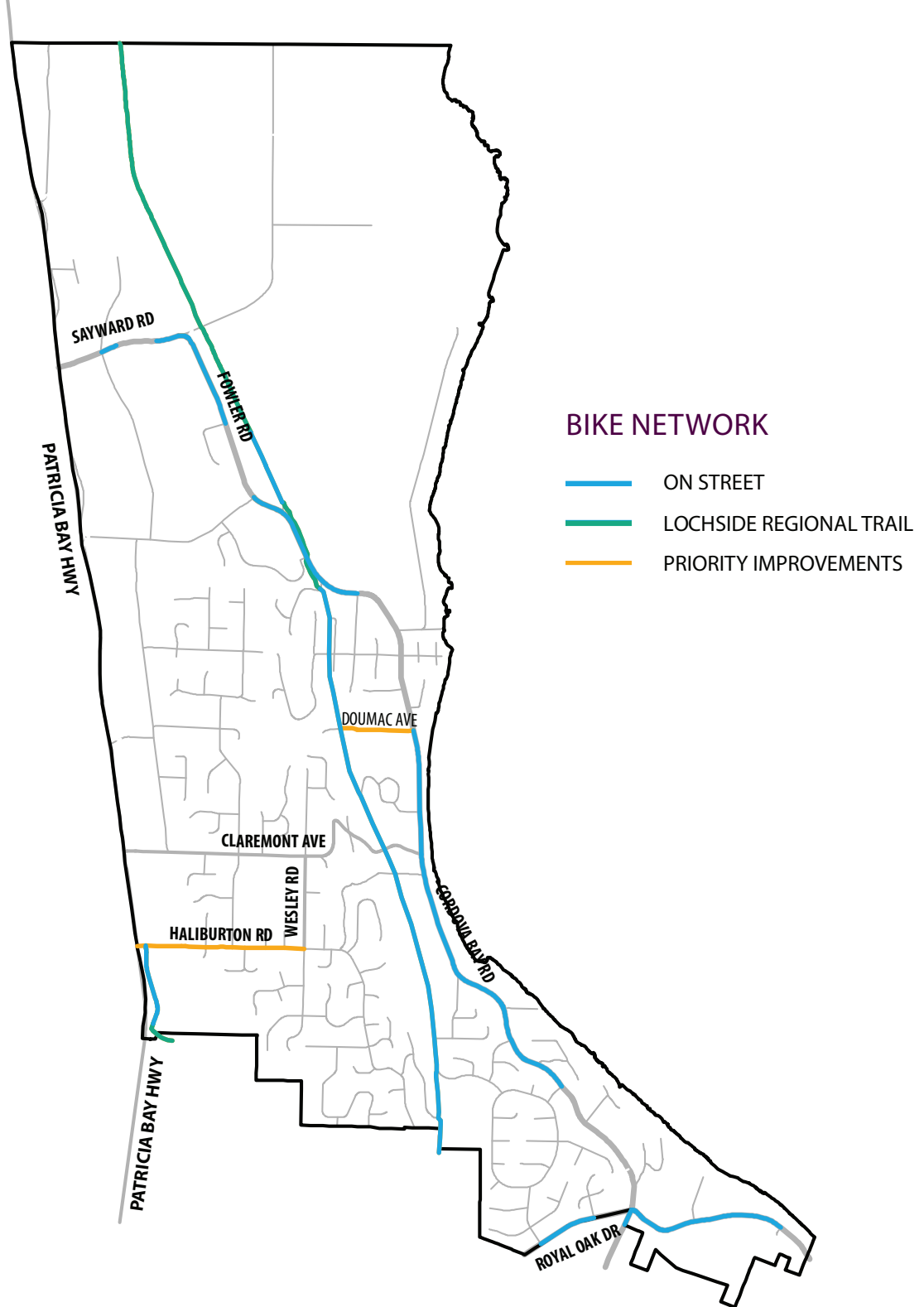
ACTIVE TRANSPORTATION

Both the Official Community Plan and draft Active Transportation Plan support the prioritization of walking and cycling improvements in Centres, Villages and employment areas.

Over \$5 million will be spent on pedestrian, traffic, and cycling improvements on Cordova Bay Road in the next 5 to 10 years.

As part of the Safe Routes to School program, improvements are being explored to enhance active transportation options for Cordova Bay Elementary School students.

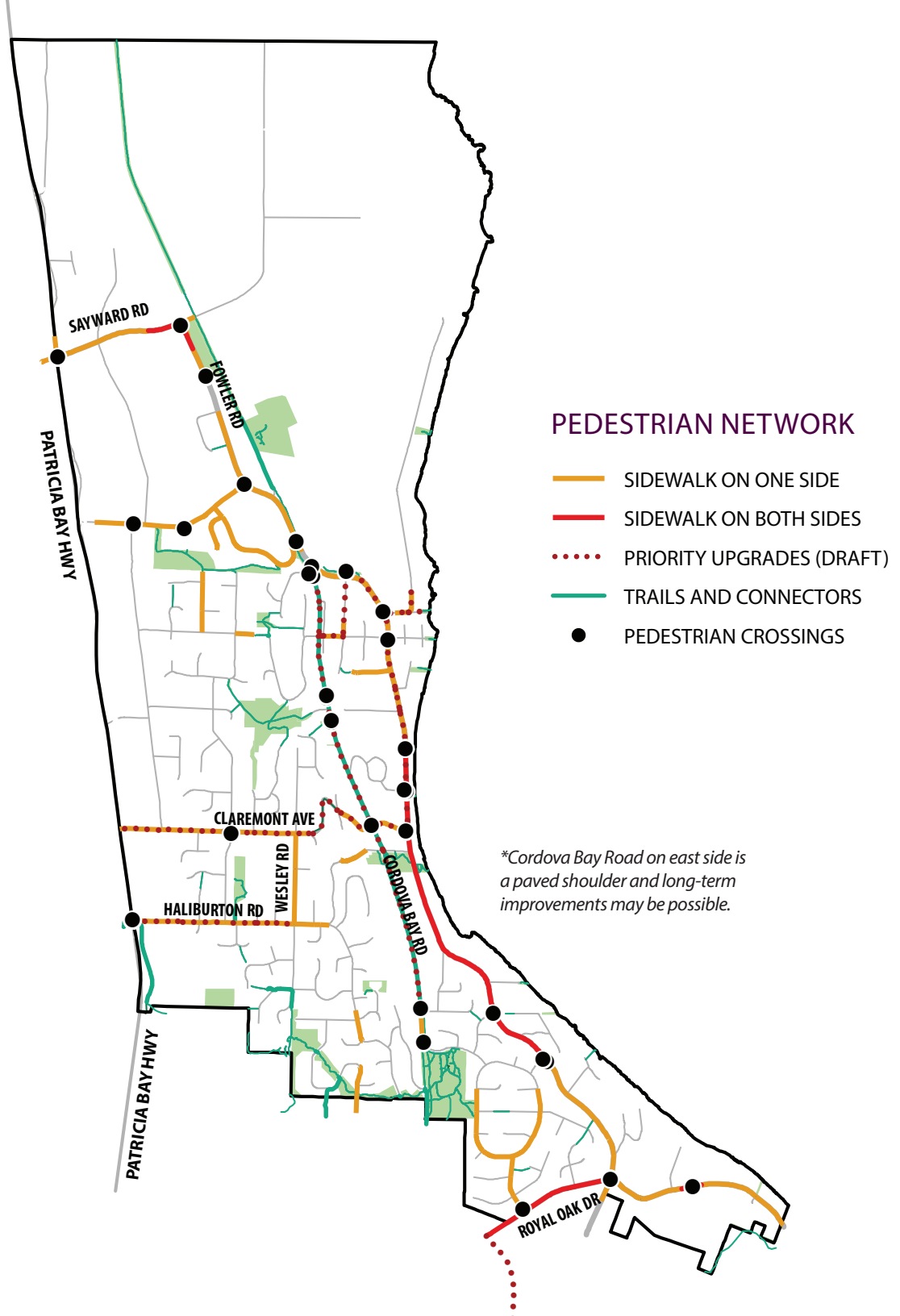
The draft Active Transportation Plan identifies priorities for sidewalk and bike route enhancements.



A goal of the draft Active Transportation Plan is to double the proportion of trips made by walking, cycling, and transit by 2036.

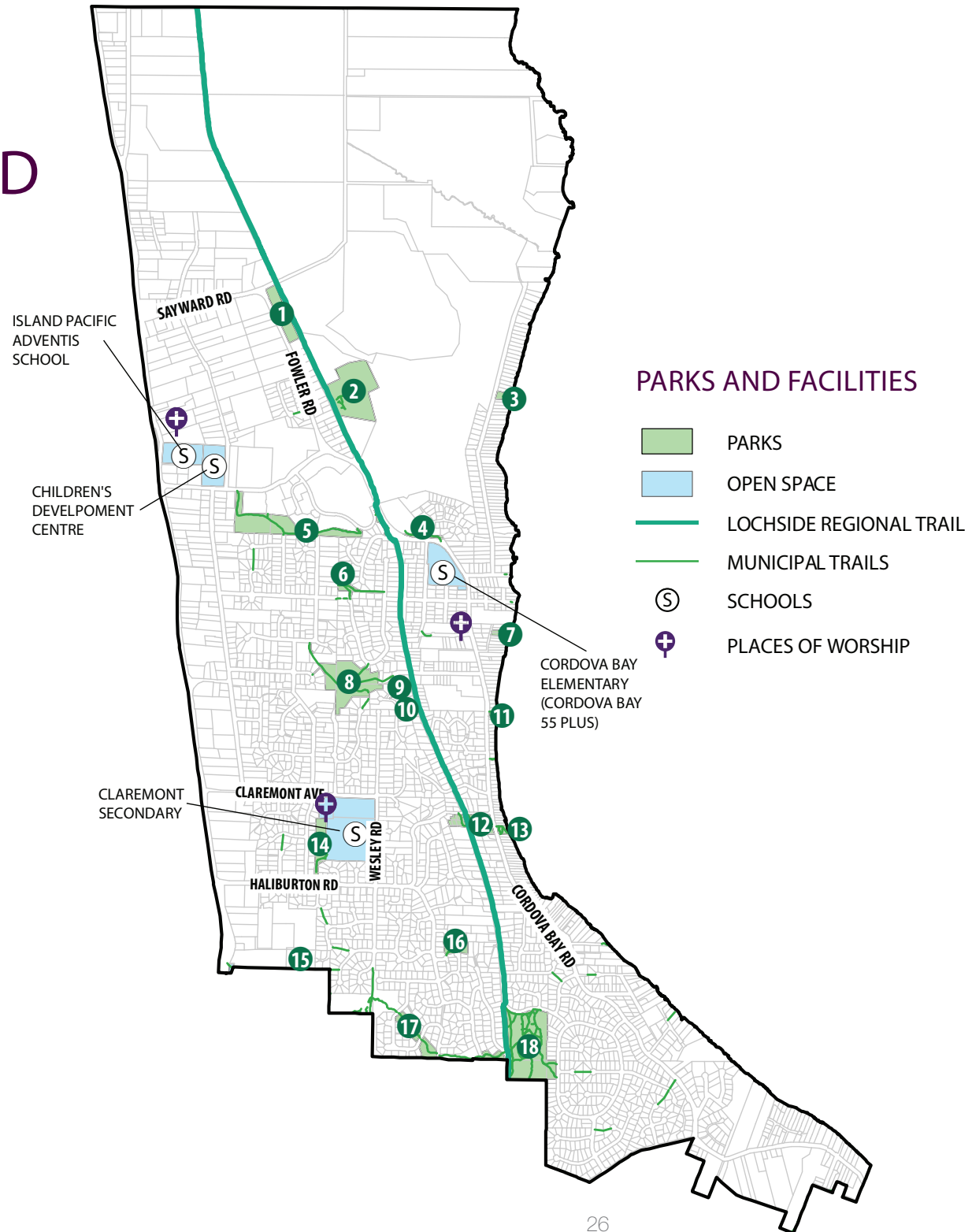


The Lochside Trail, a regional walking, cycling and active transportation corridor, provides a north-south connection through Cordova Bay.



PARKS, OPEN SPACE AND COMMUNITY FACILITIES

Key	Park Name	Park Type
1	Fowler Park	Community
2	Lochside Park	Community
3	Parker Park	Neighbourhood
4	Mattick's Wood Park	Neighbourhood
5	Sayward Hill Park	Neighbourhood
6	Beckton Park	Municipal
7	Agate Park	Neighbourhood
8	Doumac Park	Neighbourhood
9	Catalina Park	Neighbourhood
10	Not named	Municipal
11	Mcmorran Park	Neighbourhood
12	Doris Page Park	Neighbourhood
13	Cordova Bay Park	Neighbourhood
14	Claremont-Goddard Park	Neighbourhood
15	Story Lane Park	Neighbourhood
16	Sea Ridge Park	Neighbourhood
17	Grant Park	Neighbourhood
18	McMinn Park	Neighbourhood



Cordova Bay is well served by parks both within the local area, and nearby. The majority of park space in Cordova Bay is classified through the Parks inventory as “neighbourhood.” The 440 ha Elk/Beaver Lake Regional Park is adjacent to the west.

Additional open space is provided by community facilities such as schools. The Lochside Trail runs north-west through Cordova Bay providing a key regional commuter and recreational corridor. The Cordova Bay beach is a major community asset. There are six developed beach accesses in addition to waterfront parks.

The OCP identifies Saanich’s parks standard as 5 ha per 1,000 residents. On average, the park standard is exceeded at the District level. The parks standard for Cordova Bay is slightly below the recommended guideline.

Park Type	OCP Standard	Cordova Bay
Neighbourhood	1.2	2.9
Community	1.4	0.7
Municipal	2.4	0.0
Plus School	/	0.5
Total	5.0	4.1

CORDOVA BAY 55 PLUS

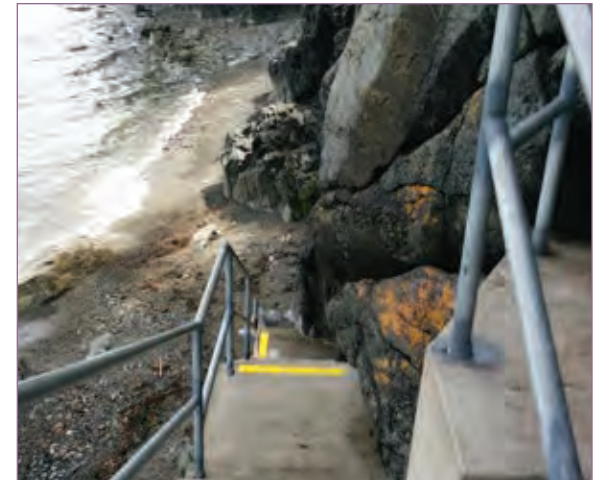
Cordova Bay 55 Plus is a great example of a community-led initiative at the heart of Cordova Bay. About 19 years ago, a group of five local residents recognized the need for a seniors’ facility. The vision led to an agreement with the District of Saanich and School Board # 63 to build an addition onto the Cordova Bay Elementary school and offer seniors’ programming. The facility has become a thriving community centre with many activities and caring outreach.



Lochside Park



Cordova Bay 55 Plus

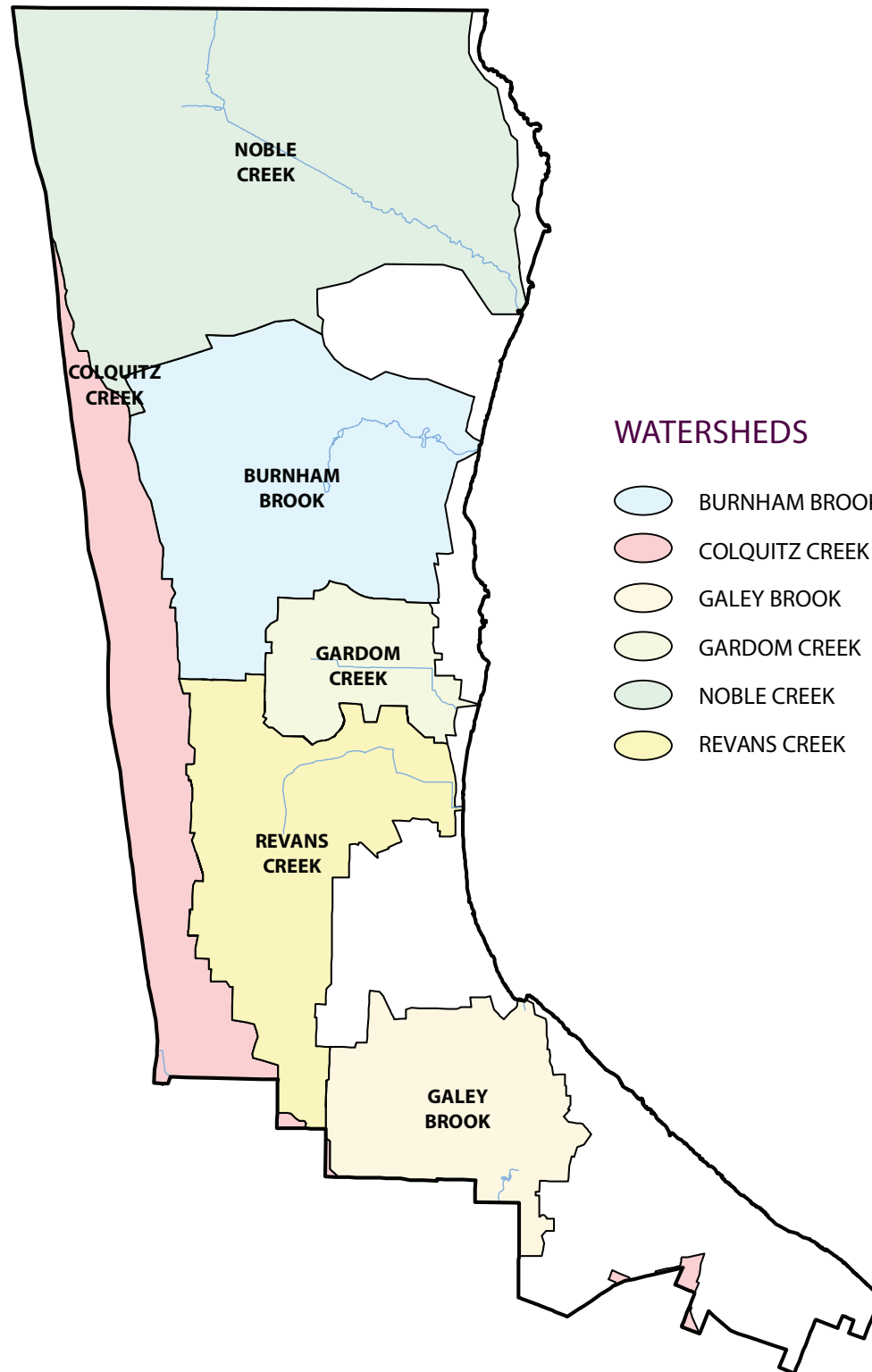


Beach Access

ENVIRONMENT

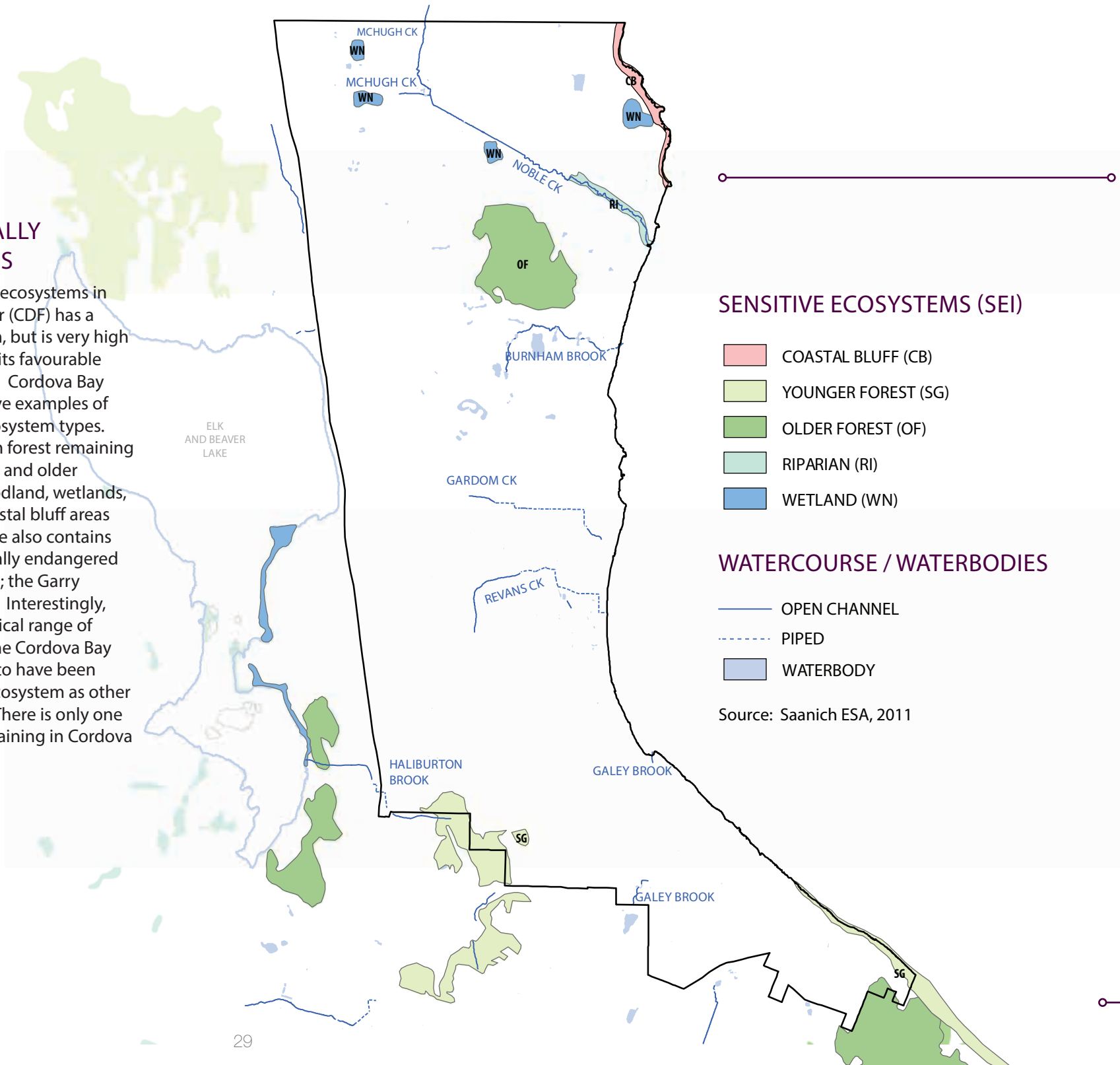
AQUATIC FEATURES

There are five main watersheds in Cordova Bay, which drain towards Cordova Bay. Noble Creek is the largest watershed, and the only one capable of supporting an anadromous fish population. The watershed area is primarily agricultural and low gradient. The other four watersheds - Burnham Brook, Gardom Creek, Revans Creek and Galey Brook - all drain from the Cordova ridge towards Cordova Bay, often through very steep slopes. These watersheds are heavily urbanized, with impervious surfaces averaging from 20 to 40%. A very small portion of Cordova Bay on the west-facing slopes is in the Colquitz Creek watershed, and about a third of Cordova Bay is not in a defined watershed at all. Stormwater quality in all of these watersheds is influenced by runoff from homes, paved surfaces or agricultural areas, and is rated generally "moderate" by the CRD for its potential to affect public health.



ENVIRONMENTALLY SENSITIVE AREAS

Compared with other ecosystems in BC, Coastal Douglas-fir (CDF) has a very small distribution, but is very high in biodiversity due to its favourable and very mild climate. Cordova Bay contains representative examples of several of the CDF ecosystem types. There is no old growth forest remaining in the area, but young and older coniferous forest, woodland, wetlands, riparian areas and coastal bluff areas do exist. The CDF zone also contains one of the most critically endangered ecosystems in Canada; the Garry Oak ecosystem (GOE). Interestingly, mapping of the historical range of the GOE shows that the Cordova Bay area was not as likely to have been vegetated with this ecosystem as other parts of Saanich are. There is only one incidence of GOE remaining in Cordova Bay.



SENSITIVE ECOSYSTEMS (SEI)

- COASTAL BLUFF (CB)
- YOUNGER FOREST (SG)
- OLDER FOREST (OF)
- RIPARIAN (RI)
- WETLAND (WN)

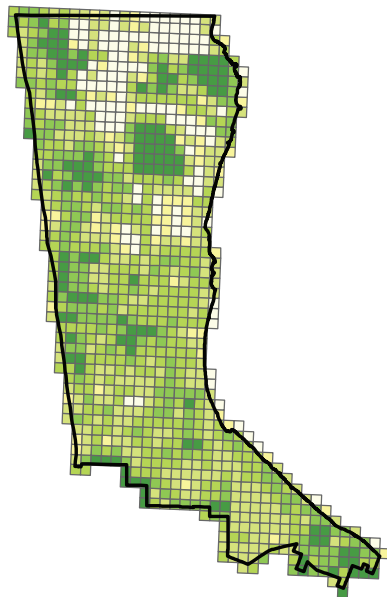
WATERCOURSE / WATERBODIES

- OPEN CHANNEL
- PIPED
- WATERBODY

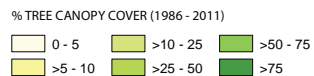
Source: Saanich ESA, 2011

URBAN FOREST AND IMPERVIOUS SURFACES

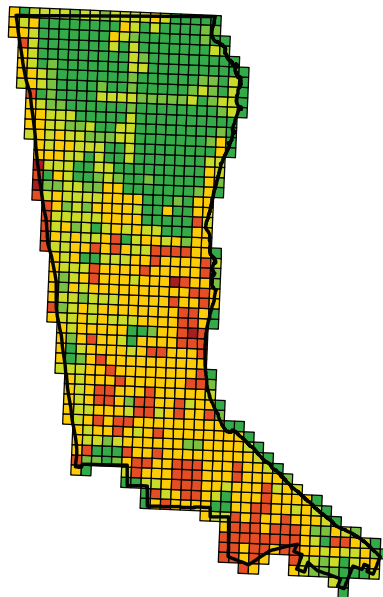
Cordova Bay has over 35% urban forest cover. Most of the urban forest is concentrated in parks or in discrete parcels of privately-held land, particularly at the northern end. Impervious surfaces are highest in the residential area in the southern half of Cordova Bay. Large parts of Cordova Bay fall within the steep slope provisions of the tree bylaw, which limit tree removals to prevent erosion.



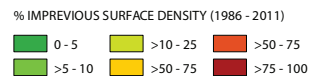
36% Canopy Cover



The composition of the urban forest in Cordova Bay is primarily coniferous, dominated by Douglas-fir and Grand Fir, and there is a greater incidence of Western Red Cedar in comparison to other parts of Saanich. This is likely due to the eastern exposure and multiple ravines that trap moisture, where other parts of Saanich have drier, rockier and more exposed landscapes. The entire local area falls within the extremely rare Coastal Douglas-fir biogeoclimatic zone. This zone contains some of the rarest ecosystems in British Columbia.



24% Impervious Surfaces



NEARSHORE HABITAT

There are over 4.5 km of either sandy beach or sand and gravel beach in Cordova Bay. Not only does this provide tremendous opportunities for recreational activities, it is also a very productive nearshore environment. The beach is formed by erosion of clay materials from the cliffs along the beach starting at Cormorant Point in Gordon Head. This material is then carried by longshore currents northwards and deposited along Cordova Bay. This type of beach is called a 'drift-sector' beach. The rate of erosion of some of the cliffs in Cordova Bay and along Saanich Peninsula has been estimated up to 0.6 m/year at some sites.

The sandy intertidal area is an important spawning and rearing habitat for several species of small fish and invertebrates that contribute greatly to the health of the marine ecosystem, including some of BC's most iconic species such as the Endangered Southern Resident Killer Whale, Bald Eagles, Great Blue Heron and all species of Pacific salmon.



SUSTAINABILITY AND CLIMATE CHANGE

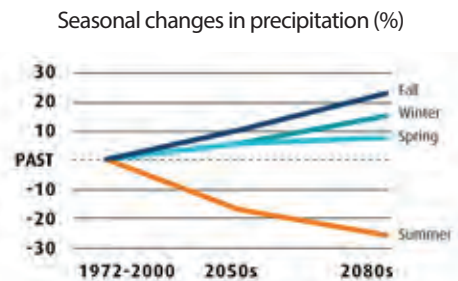
The District of Saanich has committed to becoming a 100% Renewable Energy Community by 2050, and to reducing greenhouse gas (GHG) emissions 80% below 2007 levels by the same year. The updated Climate Plan: 100% Renewable & Resilient Saanich will outline the actions required to meet these targets. It will focus heavily on reducing our energy use in addition to shifting to a renewable energy supply. The plan will also ensure we are prepared for and adapt to a changing climate.

More summer drought will impact water availability, agriculture, ecosystems, and risk of wildfires, while more frequent and intense rainstorms will mean wetter winters, a higher risk of flooding, and more strain on our infrastructure.



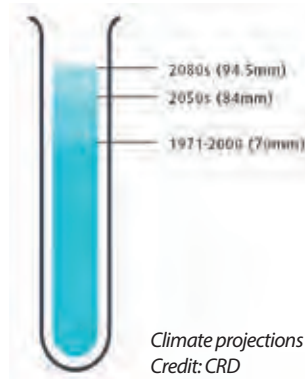
Average summer temperatures and extreme heat days will increase, with impacts on human health, ecosystems, and infrastructure.

Summer will be drier, fall and winter wetter in the Capital Region.



Rainstorms will grow more intense in the Capital Region.

Maximum one-day rainfall



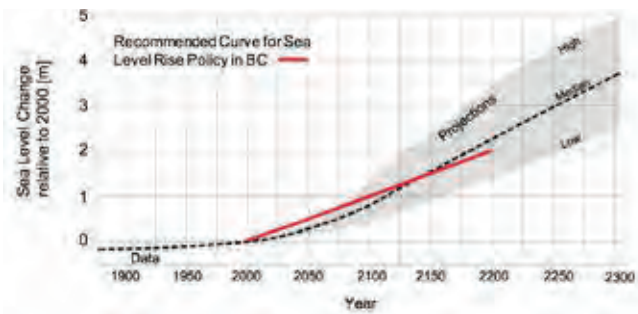
Climate projections for the Capital Region (2017)
Credit: CRD



King Tide

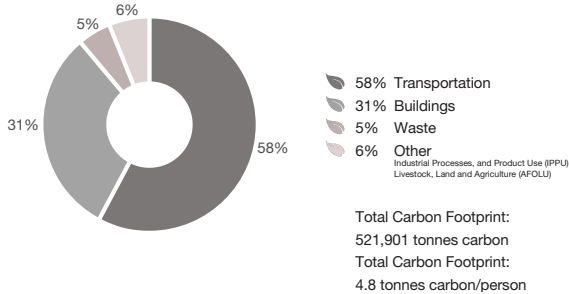
For more details on climate impacts and projections, visit CRD.bc.ca/data

Sea Level Rise will lead to coastal flooding, erosion, and other impacts to ecosystems and property. Provincial guidance is to plan for 1m of sea level rise by 2100. More studies are needed to ensure adequate protection is considered for specific coastlines in Saanich.



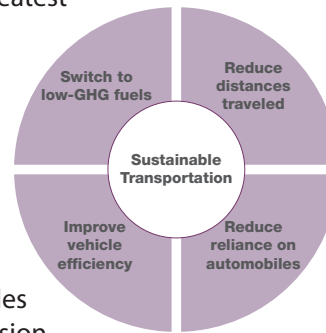
WHERE DO OUR GHG EMISSIONS COME FROM?

The majority of our emissions are from transportation, followed by buildings and a small proportion from waste. There are also climate impacts from the products we consume, such as our food and clothing that are not captured by our Territorial Inventory.



TRANSPORTATION SOLUTIONS: GETTING THERE SUSTAINABLY

Transportation is the greatest source of greenhouse gas (GHG) emissions in Saanich, and achieving our targets in this area will require more people walking, cycling and taking transit, as well as a near-universal uptake of electric vehicles (EVs) or other zero emission technology for personal transportation.



Source: C2MP

On average, EV sales have increased by over 50% annually, and now account for nearly 2% of all vehicle sales in BC.

A key barrier for EV uptake is access to charging. Saanich has installed public chargers to address this, and is looking at requiring EV charging infrastructure in new buildings and developments.

In addition to supporting EV adoption, opportunities in Cordova Bay include increasing active transportation and land use that facilitates fewer and shorter vehicle trips.

91% of Cordova Bay residents travel to work by vehicle (Saanich average is 74%).

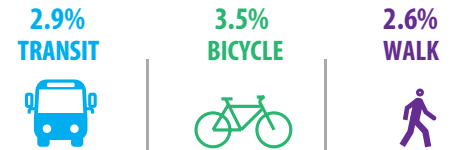
The average commute time by motor vehicle for Cordova Bay residents is 18.5 minutes, almost 3 minutes longer than the Saanich average.

Sustainable Travel to Work

OVERALL



BY TRAVEL MODE



CORDOVA BAY



SAANICH



BUILDING SOLUTIONS: COMFORTABLE, HEALTHY AND EFFICIENT HOMES

Buildings represent nearly a third of our GHG emissions, and efforts to reduce energy use and emissions help achieve healthier, more comfortable homes as well as lower monthly utility bills. To reach our climate targets, Saanich must improve the energy efficiency of new construction, as well as support energy retrofits in existing buildings.

OIL TANKS IN CORDOVA BAY

As many as 14% of detached homes in Cordova Bay are heated with oil, and their replacement will lead to significantly lower GHG emissions, reduced risk of oil spills, and monthly cost savings for homeowners. Rebates are currently available for this, as well as other home upgrades such as insulation and draft proofing. Saanich is looking at how to better promote and leverage these programs to see wider uptake.



BC ENERGY STEP CODE

The BC Building code will require “net-zero ready” buildings by 2032 – meaning buildings that are so efficient that they have very low energy needs, and can produce all their energy on site. The BC Energy Step Code is a new tool that allows local governments require higher building performance, helping to gradually prepare industry and reducing energy use in the shorter term. Saanich is currently exploring options for use of the Step Code.

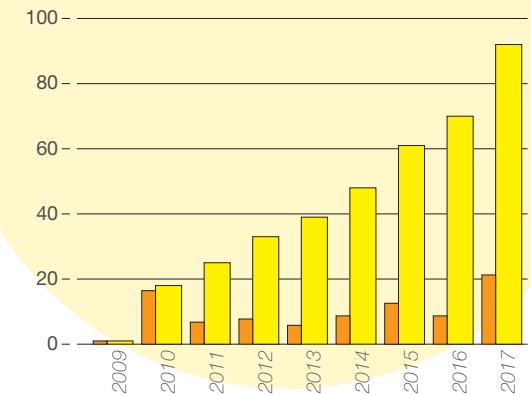
Actions to reduce GHG emissions will also be considered in the updated Climate Plan.





**ENERGY
STEP CODE**
BUILDING BEYOND THE STANDARD

SUNNY SAANICH

Use of solar technologies in Saanich has seen a steady increase, with Claremont Secondary School being one of the first adopters! Saanich is ideally suited for solar energy generation, with more sunlight hours per year than Germany – a world leader in solar!



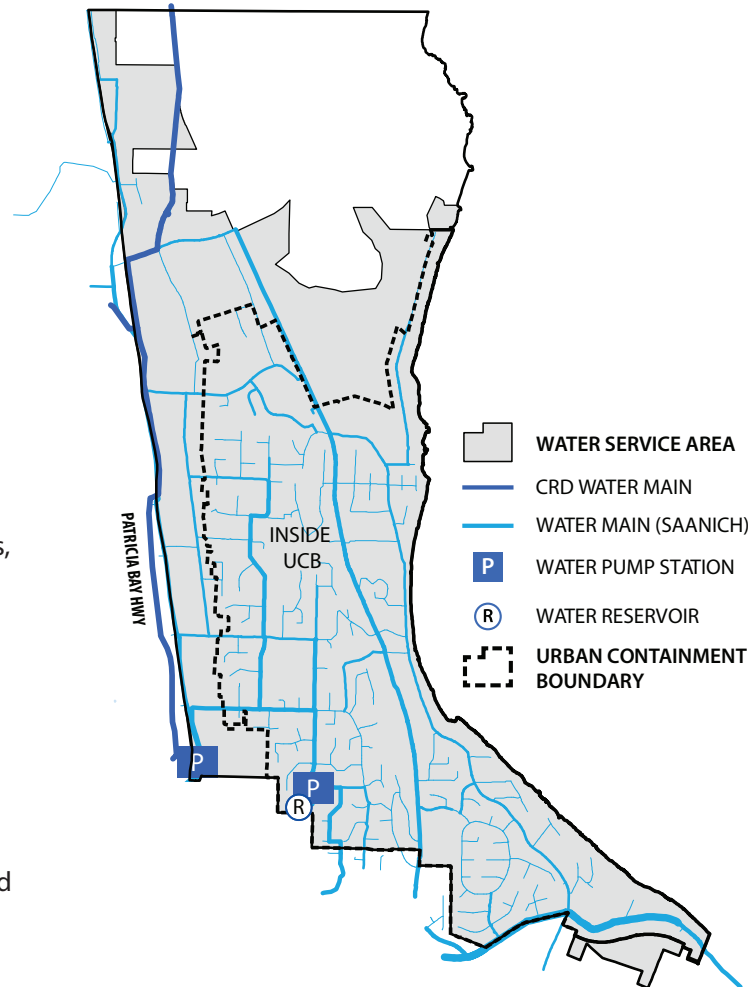
 Yearly New Installs
 Cumulative Total

UNDERGROUND INFRASTRUCTURE

Saanich was incorporated in 1906. Its age is reflected in the state of the underground infrastructure. This section provides a more detailed overview of the water distribution, sanitary sewer and storm drainage networks.

WATER

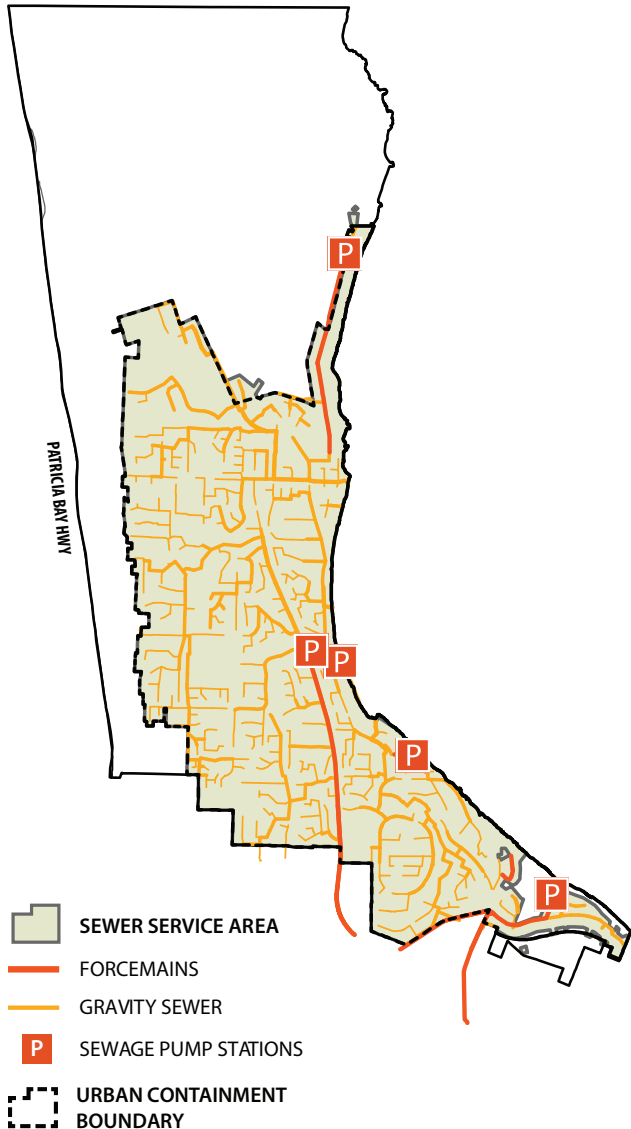
Saanich gets its drinking water from Sooke Lake via the Capital Regional District (CRD) water transmission system. The Cordova Bay neighbourhood is supplied by a number of connecting points to the CRD Main # 4 located along Highway 17. The water reaches Saanich customers through a distribution network of municipally-owned and -operated reservoirs, booster pump stations, pressure reducing valves, pressure reducing valves and pressurized pipes. In some neighbourhoods, the distribution system is over 100 years old; in Cordova Bay, approximately 25% of the watermain pipes are entering mid-life cycle age (i.e. 40 years). Condition, age, fire flow, and maximum day demand are all factors considered in the Water System Master Plan (issued 2017) to be addressed for optimization. Based on this analysis, the some pipes in the system are ranked high for capital replacement in the next 5 to 10 years, however the majority of pipes in this neighbourhood are projected for replacement beyond the 2028 horizon.



SEWER

The Cordova Bay neighbourhood is serviced through a system of sewage pump stations, forcemains, and gravity sewer pipes owned and operated by Saanich. The network was predominantly established in the 1960's by the Sewer Service Boundary. The Sewer Master Plan (2016) projects adequate capacity through the 2036 horizon based on the development and growth assumptions therein. As development applications are received, system capacity is re-considered to confirm adequacy and may result in system improvements to support the application requirements.

Unique to the sewer network in Cordova Bay is the foreshore gravity sewer trunk main. The majority of the neighbourhood flows are collected and conveyed through this pipe to the Beach Park and Haliburton pump stations. Changing weather patterns, increased frequency and severity of storms, and the potential for sea level rise put the long-term sustainability of this core section of infrastructure in question. Where future development will result in significant increases in sewer flows for this section of main, consideration should be given to an alternate conveyance strategy due to the increased level of environmental and operational risk to Saanich.

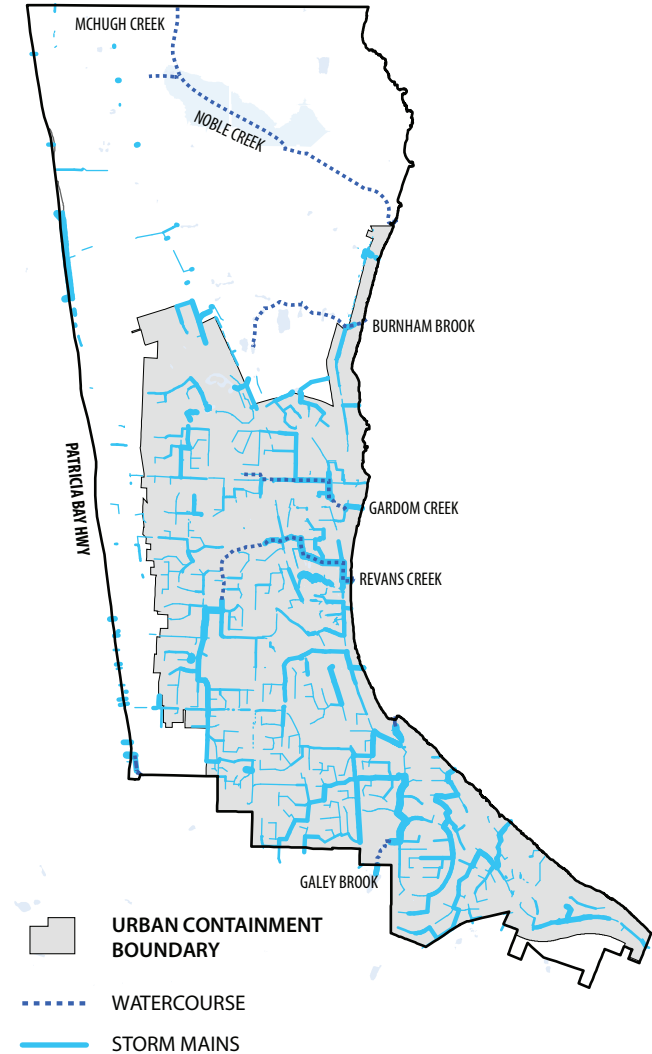


STORM DRAINAGE

Rainwater is currently being collected and conveyed through a series of municipality-owned and -operated ditches, culverts, and enclosed pipes for discharge to the ocean at outfalls. In the Cordova Bay neighbourhood, the drainage network forms part of the greater watersheds for Noble Creek, Gardom Creek, Burnham Brook, and Revans Creek.

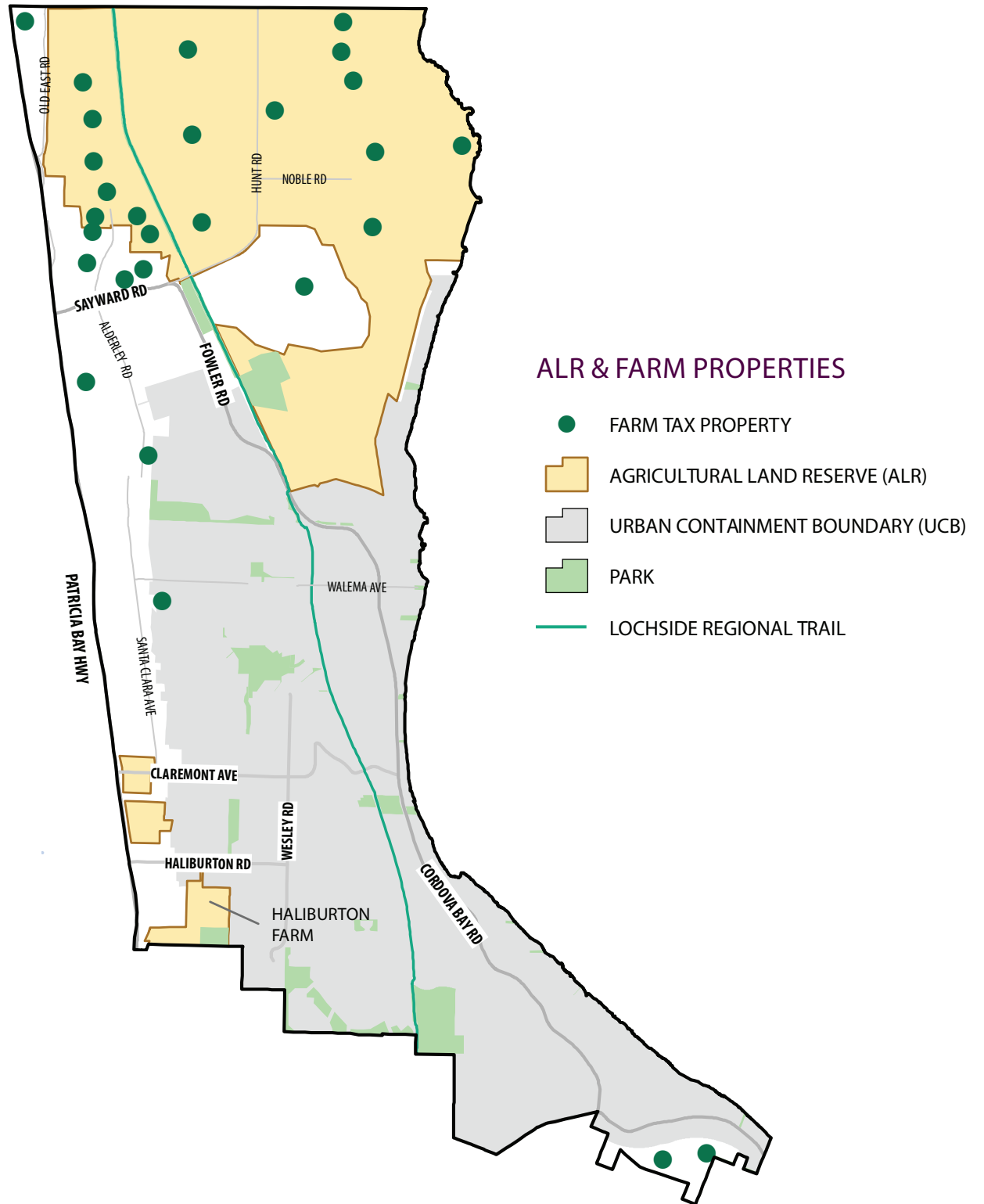
The storm drainage infrastructure is aging (15% is greater than 40 years old) and becoming degraded in some places. System capacity varies across the neighbourhood. Further challenges to the system in this area are the potential for sea level rise and the increasing intensity and frequency of rainfall events as per the latest climate change models. The lower portions of the Gardom and Ravens Creek watersheds are known to have high groundwater and underground springs that can surface when affected by environmental conditions.

Saanich continues to embody sustainable development through the application of green infrastructure and onsite stormwater management initiatives for water quantity and quality control.



AGRICULTURE AND FOOD SECURITY

Almost one-third of Cordova Bay is outside the Urban Containment Boundary and within the Agricultural Land Reserve. Farm uses in Cordova Bay are primarily made up of field crops, small livestock, and equestrian.



AGRICULTURE AND FOOD SECURITY PLAN (DRAFT)

The draft Agriculture and Food Security Plan was developed for the purpose of providing the District of Saanich with a coordinated approach for supporting agriculture and improving food security in Saanich over the next 10 to 15 years. It provides a roadmap for achieving Official Community Plan priorities and outlines a comprehensive approach to enhance the viability and long term sustainability of Saanich agriculture and food security. The Plan focusses on themes, objectives and action that the municipality and partners can work towards.

Plan themes:

1. Provide a foundation to take action on agriculture and food security.
2. Connect gaps in the local food system to improve food self-sufficiency.
3. Strengthen awareness of the local food system.
4. Improve the interconnectedness between food production and the environment.
5. Manage land use to protect and support farmland.
6. Support multi-generational farmers and emerging farmers.
7. Expand opportunities for urban agriculture.

HALIBURTON FARMS

This community organic farm operates on land that was saved from development. Saanich now owns the land and five separate businesses operate under the umbrella of the Haliburton Community Organic Farm Society. Their vision is “to be a leading model of community-supported, small-scale sustainable organic agriculture carried out in harmony with local ecosystems.”

The Society’s goals are to:

- Practice and promote sustainable farming practices
- Involve the community in sustainable food production
- Support a local sustainable food system
- Demonstrate the viability of small-scale farming
- Restore and enhance biodiversity within farming systems
- Demonstrate a cooperative community farming system
- Educate about agro-ecology.





saanich.ca/cordova