



Cadboro Bay Residents' Association

July 27, 2022

Saanich Mayor and Council, Planning Dept.

By email

Dear Mayor and Council, and Planning

RE: Cadboro Bay Workshop on Housing/Cadboro Bay Local Area Plan

Thank you for the opportunity to submit feedback following the recent Cadboro Bay Village Workshop on Housing and Discussions. We understand this process was undertaken at the request of Saanich Council before approving the Draft Local Area Plan for Cadboro Bay.

While we understand that many residents have taken part and provided feedback to Planning on the options proposed, the CBRA and the CBRA Development Committee were contacted by many, asking the CBRA to summarize their concerns about both the process and the options.

Almost all residents are aware of changing housing needs in Saanich and accept some level of change. At the same time, a handful of residents expressed enthusiasm for the options suggested in this process; however, the vast majority criticized the process, options and the lack of necessity of this undertaking.

Most residents who reached out to the CBRA emphasized that much time and input went into the original Draft LAP for Cadboro Bay. After much discussion and opposition from some, increased density was included in the plan that was within foreseeable need and appropriateness to the unique setting of Cadboro Bay. The consensus from feedback is that the original LAP, based on thorough consultation and input, should stand without the "add-ons" put forward, which lacked the same fullness of notice and information.

Council gave staff specific directions but one of the most frequent criticisms we received was that the option of the current plans was not discussed or offered during this initial consultation. Additionally, it appeared that the interest in input was not anticipated. The process was marred by 130 plus attendees, many of whom could not be accommodated due to a lack of space. Additionally, there was no opportunity for residents to ask questions before engaging in choice-

based discussions, and the promised question time at the end of the workshop did not materialize.

In addition, the second most common critique was that the options, rather than being part of the original holistic design, pitted neighbour against neighbour. In our feedback, people were most concerned about the Option that would impact them directly (individuals were unlikely to favour the Option on or close to their residence).

While there were other critiques, concerns and preferences, the final overriding comment was that it is currently unnecessary and inorganic to select one of these higher density options.

The LAP provides a road map for the communities future but is a living document that can be amended or overridden by other policies as needed, including the OCAP and the Cadboro Bay area is not yet ready for higher density development as it lacks the infrastructure, bus service, sidewalks, and other services.

Cadboro Bay is unique because it is almost entirely bound by water, park, institutional lands, and green spaces. It provides an environmentally protected area for wildlife, including birds, marine life, and urban forest areas. As higher density comes to areas along centres and corridors through the urban areas, this area of retreat and respite will become even more valuable for all residents of Saanich. Based on the feedback we received, we ask for Planning and Council to support moving forward with the original LAP proposal.

The Development Committee of the CBRA is available for further discussion. We hope Council will carry through with the original LAP plan and keep this additional feedback for future reference.

Kindest,



Liz Miller, BA, LLB, Chair

On behalf of the Cadboro Bay Residents Association
and the Development Committee (CBRA)

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