

Subject **CBA Updated Opinion on 986/990 Doumac Avenue Rezoning Application**
From <cba.president@cbasn.com>
To <planning@saanich.ca>, <clerksec@saanich.ca>
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Reply-To <cba.president@cbasn.com>
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Date 2017-09-07 22:08



Dear Saanich Planning and Legislative Division:

In April 2016, almost 1 ½ years ago, the Cordova Bay Association for Community Affairs (CBA) provided a response to Saanich indicating “No Objection” to this proposed development based on information available to us at that time.

Since then, the most significant addition to factors that the CBA considers when making decisions, is the latest plans for the proposed redevelopment of the Cordova Bay Plaza, situated directly across from 986/990 Doumac.

The proposed Plaza redevelopment in the Cordova Bay Village has its own set of challenges; however, one major over-arching concern is traffic and the safe movement of Cordova Bay residents and visitors to our community. This is clearly evident from feedback that the CBA has received.

The CBA has always communicated local traffic concerns to Saanich through our close working relationship with Saanich Engineering. Just this past April, a new CBA Traffic Committee was formed representing various areas in Cordova Bay, including Cordova Bay Road, the Ridge, and the area surrounding Cordova Bay Elementary School.

Traffic studies to date do not indicate any major issues as a result of the large developments currently proposed for Cordova Bay. However, these results do not align with the views of our residents.

Now, given the combined impact of 986/990 Doumac and the Plaza, as well as the proposed development on the former Trio lands and the final phase of Sayward Hill, we urgently request that Saanich Engineering work immediately with the CBA Traffic Committee to address concerns.

First, we all must understand the traffic assumptions used by Saanich Engineering in their assessments of the current and planned developments in Cordova Bay.

You should know that at a minimum, current applications will collectively bring some 500 new households to Cordova Bay.

Is Saanich Planning’s recommendation for approval of this application based on Saanich Engineering’s analysis of Doumac only, or have these other 500 new homes from the Plaza redevelopment, the development of the former Trio lands, and the final phase of Sayward Hill been considered vis-a-vis Planning’s recommendation for approval of the Doumac application. So, we need answers to these questions, and then ultimately we need an integrated traffic and pedestrian management plan from Sayward Road through Cordova Bay to Royal Oak Drive. As a result of these new developments, we believe that traffic signals will be required at the intersections of Doumac Avenue and Cordova Bay Road and Fowler Road and Cordova Bay Road. Addressing safe vehicle, bicycle and pedestrian traffic with these new developments is of paramount importance to the CBA.

Also, the proposed community contribution is woefully low and not directed at improvements in Cordova Bay. We would like to see the community contribution increased significantly and directed to the roadwork (such as signaled intersections, pedestrian crossings, bike lanes, and/or sidewalks) that is much needed in our community.

In closing, CBA’s support for 986/990 Doumac Avenue is conditional on having satisfactory answers to these traffic management questions, a commitment to an integrated traffic solution that is created in collaboration with the Cordova Bay Association, plus a vastly improved community contribution.

Thank you very much.

Sincerely,
Larry Gontovnick, President
Cordova Bay Association for Community Affairs (CBA)

