

CADBORO BAY RESIDENTS ASSOCIATION

Minutes of the Board Meeting

Time: 6:00 p.m.

Date: September 11, 2006

Place: Cadboro Bay United Church

1. **Call to order.** The meeting was called to order at 7:00 p.m. by President Eric Dhali

Present: Eric Dahli, Jackie Horton, Bill Dancer, Dave Lynn, Jan Allen, Tony Beckett, Lynn Gunn and John Sawka

Absent: Irene Stewart

- 2.1 Agenda approved – 1 addition. 6.5 Cadboro Bay Day.

- 2.2 June minutes not available.

3. Executive Reports

- 3.1 **President's report**

See later

- 3.2 **Vice President's report**

Irene absent

- 3.3 **Treasurer's report**

Tony gave his report. We are in very good shape financially.

- 3.4 **Secretary's report**

Nil to report

4. Committee reports

- 4.1 **Membership.**

Nil to report.

- 4.2 **Parks & Trails**

Nil to report

4.3 Traffic calming/block watch

Nil to report

4.4 EPC

Nil to report

4.5 SCAN

Nil to report.

4.6 UVIC Liaison

Nil to report

4.7 Newsletter

Nil to report

5. Old Business

5.1 Goosey property

Nothing seems to be happening just yet. The old building has been torn down.

5.2 Presentation – Barber’s shop

The owners brought in a concept plan for general; discussion. They are proposing a 3 story building – commercial on the main floor and residential on the remaining two floors. They will probably make an application for rezoning to Saanich in the near future.

Generally the concept received favourable comments.

It is likely that this proposal will have to go to a public meeting. We asked for more specific design plans and drawings.

Motion by Jackie, that we contact the owners and request more detailed design plans and artists rendition of the development and that the Yoos take their proposal to a public meeting, seconded by John, approved and carried.

Action: Jackie to write to the Yoos.

5.3 Discussion with community regarding the condo development

Following the presentation of Chris Markham in August at the Queenswood Properties location, it was suggested that the neighbours be given an opportunity to voice their concerns at our executive meeting.

Sean Rhynas of 3883 Cadboro Bay Road, who lives next door to the subject property, voiced his concerns regarding the dangerous corner at that property. He is concerned about an increase in traffic that a development would bring, increasing the danger for pedestrians and other drivers. He also objected to the negative visual impact such a development would cause, as well as obliterating some of his views. Mr. Rhynas also objects to any variances for the set back.

Patty Rhynas, also of 3883 Cadboro bay Road, stated she was disheartened by the developers plan and felt that 8 townhouses were too many. She also pointed out that such a development should not be looked at favourably just because it would increase business for the village merchants. The cutting down of trees was also an issues as they are an integral part of Gyro Park.

Dave Stevenson of 3863 Cadboro Bay Road, who lives west of the proposal, also stated that the development was too large and that a smaller development would be more acceptable. He also noted that such a development would likely reduce his property value because of the negative visual impact.

Stephen Olsen of Cadboro Bay Road is adjacent to the subject property. He stated that this development is distasteful and is not desired in that neighbourhood. Mr. Olsen stated his main concern is traffic on Cadboro Bay Road and such a development would increase traffic problems in the area. If the development went through he is concerned about drainage and run-of as Gyro Park is very wet. Another concern is the height of the development and its impact on their privacy and views. In summary he does not support the development.

Geoff Anderson – 3886 Cadboro Bay Road.

Mr. Anderson opposes the development as it would kill his views.

Margaret Faye – 3886 Cadboro Bay Road

Mrs. Faye highlighted the huge traffic problems in that area and that it is just an accident waiting to happen. Mrs. Faye has lived in CB for over 50years and remembers Gyro Park when it was originally a swamp. She is concerned that if the development went ahead the whole development would start to sink into the swamp.

Naomi McLain – 3871 Cadboro Bay Road

Ms. McLain said for her the traffic issues are a major concern. She is also concerned about the loss of views.

We also received letters from Eleanor Hoff and Bernice Anderson opposing the development.

Chris Markham gave a brief response to the community, saying if the development didn't go ahead the alternative could be a very large house.

Motion by Jackie, that we write to the developer and request that he address all of the above concerns, seconded by Lynn, approved and carried.

Action: Jackie to write to Chris Markham.

6. New Business

6.1 Tree on Anglican property

Dr. Sidney Sparling gave a summary about the tree on the Anglican property and provided us with notes and information. She believes that the tree could be saved by carefully siting the addition to the church in the area that is now used as a parking area.

Christ Bundon also spoke about a letter from Karen Hurley and suggested that all attempts should be made to save the tree.

Another resident of Scolton lane also opposes the cutting of the tree.

An Orchard resident said she has spoken with many local residents who are concerned about the tree and have even spoken with the vicar.

Eric suggested we find out more about the Orchard plans.

6.2 Illegal tree cutting

A resident in Wedgwood Point (Ken Brown) allegedly cut down some trees on Saanich's property in order to improve his views. Saanich is taking legal steps and will likely commence legal action against him.

6.3 Confirmation of meeting dates for next year

Nov 14, Dec 11, Jan 8, Feb 12, March 12, April 10, May 14 & June 11.

6.4 RVYC expansion

The yacht club plans to extend its marina with an additional 2 limbs. Philip White, who lives on beach drive just up from the yacht club informed us that the proposal will be going to Oak Bay council for approval in the near future for approval. Apparently Mr. White has been in to Saanich to voice his concerns regarding the conservation area in Cadboro Bay and whether Saanich has any input to prevent the expansion.

6.5 Cadboro Bay Day

Eric received an email from Leah regarding the CB day on October 1st. She will require helpers for 3 hours – 11-3 pm.

We discussed how the residents association can help with the project.

Motion by Lynn, that the CBRA is authorized to spend up to \$200.00 to help with expenses that day, seconded by Bill, approved and carried.

Next board meeting October 10, 2006

Meeting adjourned 9:30 p.m.

Jackie Horton, secretary