

BARA Bugle

Broadmead Area Residents' Association

Spring Issue, 2012

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President's Message

One day last year someone asked me if BARA would be interested in sponsoring fundraising events for worthy causes or working on behalf of recognized charities. I pointed out that BARA is a registered non-profit society, with a tax number and, in my opinion at least, is a worthy cause. My next thought was, "good grief, who would perform the extra work involved?" BARA board members already commit a significant amount of time to keeping the organization alive. We have difficulty getting residents to volunteer to work on what BARA is presently responsible for without adding more to our plate.

Then I started to think about what Broadmead would be like without BARA. If there was no community organization, would Broadmead survive? Of course it would, but what would this mean in real terms? There would be no one to manage the property covenants and work with neighbours to resolve issues. There wouldn't be a community day, or a Bugle, and Broadmead wouldn't have an advocacy voice within the greater community of Saanich. There would be no forum for political candidates, no website, no one to phone for information. Perhaps the appearance of Broadmead would deteriorate over time; perhaps not.

This is BARA's 25th anniversary year and the one constant in its history has been the reluctance of residents to stand for election to the Board. I have to tell you that the lack of enthusiasm is discouraging and makes me wonder if anyone actually cares about the things that BARA looks after. Ideally there should be 12 board members and at present there are 8 which is better than in many other years.

I have been on the Board for seven years and President for four. I am serving notice that five years as President will be my limit. As a result of BARA I have learned a great deal about property issues, neighbourhood dynamics, and municipal affairs. I have also met and worked with interesting and dedicated individuals. It has been a rich experience and one I recommend. The following is a quote from a recent board member:

"I was a BARA board member for over two years and regretfully had to resign when I moved out of Broadmead. Being a board member was a rewarding experience. The demands on my time were minimal – I worked full time and had a job that required occasional travel. But the rewards were great. The board is made up of a great group of people reflecting the range of residents in Broadmead. I was very proud to be a BARA Board Member and to know that I contributed to the quality of life in this wonderful community."



Best Regards, *Jim Griffith*

Covenants Commentary: Paul Stringer

Almost all homes in Broadmead are covered by covenants; however, there are differences from one neighbourhood to another, usually depending on when the homes were built. The vision of Broadmead Farms has always been to maintain a pleasant, well kept, and desirable community in which to live. The covenants were designed to perpetuate this vision and to ensure that properties maintained their aesthetic and monetary value as the area matured and developed.

For the most part, homeowners are aware of the covenants placed on their properties and do a wonderful job of keeping Broadmead well maintained. The covenants cover many aspects of properties from the colour of the house, the style of fencing, signage, landscaping and the design of additions and external renovations, including limitations on secondary suites. By far, the majority of complaints are about vehicle parking and illegal suites.

Most property covenants allow up to three cars to be visibly parked in a driveway and long term street parking is not allowed. Vans and commercial vehicles parked at Broadmead homes are becoming one of the biggest sources of complaints for BARA. Most Broadmead covenants specifically identify commercial vehicles as illegal. As well, boats, trailers, utility trailers, and campers must be hidden behind BARA-approved screened areas on the owner's property. Voluntary compliance with these covenants by residents, both owners and renters, would dramatically improve the neighbourhood and reduce complaints to BARA.

We hope that everyone will take notice and make the effort to maintain the beauty of this community.

For more information about the covenants visit: www.broadmead.ca/covenants.htm



Editor's Corner

Bill Wong



Last fall, I wrote about connecting with our community. One of our neighbours took the initiative and invited the block for an afternoon gathering that was truly wonderful. Many thanks for doing that!

Now, I'd like to talk about another aspect of a healthy community, namely physical and mental well-being. Consider the following five ideas to help maintain your fitness regimen.

1. Target a reasonable goal. Dr. Michael Evans (family doctor, professor and researcher at the University of Toronto) asks an important question: Can you limit your sleeping and sitting to 23 ½ hours per day? Based on many large scale studies, he suggests that the single best thing we can do for our health is to incorporate sufficiently rigorous activity for at least 30 minutes each day. Have a look at this potentially life-extending video: <http://www.youtube.com/watch?v=aUaInS6HIGo>
2. Focus on activities that enhance your mood. Given all that is available in Broadmead (e.g., gardening, walking trails, cycling routes, tennis courts, etc.) concentrate on the immediate benefits derived from doing something enjoyable. For example, the mood lift you get from a run after a difficult day or the social aspect of seeing your neighbours as you walk around the bog. Don't get caught up looking solely at outcomes such as losing weight.
3. Track your progress. Occasionally give yourself some form of healthy reward for maintaining a routine. Don't use food (such as a dessert) as that would be counterproductive; instead, consider something that will motivate you to stay active (e.g., new walking shoes).
4. Challenge negative thinking. At some point, you might have thoughts that are self-defeating or otherwise limiting (e.g., "This exercise isn't working" or "I can always do this tomorrow"). Try replacing it with something that is more realistic (e.g., "I usually feel better after I exercise" or "I have time to do at least half of my usual workout").
5. Find someone who likes to do the same activity. For some folks, this can be a big deal. Exercising with someone may make it harder for you to skip a workout. Also, spending time with others who exercise regularly may be reinforcing.

Anyone starting an activity plan, please consult your doctor first. Send me your favourite recreational activities and I'll list as many as possible in the next issue. info@broadmead.ca

Remember When

Broadmead and Beer?

Kathleen Bellamano and Alex Diaz

I'd always figured that Broadmead had some interesting historical connections; what with the McMorrens and the colourful Mr Rithet but Broadmead and beer? Yes, I said beer. Most of us are familiar with the name Guinness and their hearty, frothy Irish stout beer. Well, the famous and fascinating Guinness family were major contributors to our neighbourhood and our history.

In the mid 1960s, Gordon Rolston (for whom the Rolston Trail is named) and a group of investors acquired this undeveloped, forested area from the family of the area's long time farmer, RP Rithet. This group was committed to creating a plan that was "sensitive to the environment and topography, and that created linked green spaces" (Green, 2006). Rolston and his team faced a lot of struggles in those early days. There were no sewers at that time so septic systems were required and very few of the lots were really suitable for septic tanks. In 1971 a solution arrived in the form of the Guinness family. Well known for their business savvy, the family's company, Duke Seabridge Ltd., acquired a 75% interest in Broadmead and then, in the early 1980s, they became the sole owners of Broadmead Farms Ltd. with the promise that sewers were on their way. A few years after that, the sewers were in place. Broadmead's development remained true to Rolston's vision of a planned community and the area's character has remained solidly intact ever since.

Broadmead Farms Ltd. had purchased the bog from the Burdge family in 1968 with the understanding that it would only be developed for non-residential purposes. The area was used off and on for crops and grazing and then, on September 21, 1994 the Guinness family donated the 42 hectares of land that makes up Rithet's Bog and the surrounding four kilometer trail to the municipality of Saanich. On hand for the dedication ceremony was Guinness family representative Viscount Simon Lennox-Boyd. The following year, in 1995, the area was rezoned as a nature sanctuary. This is the only remaining bog of its type left anywhere on the South Island or the Gulf Islands and it has become a favourite place to watch the seasons change each year.

The Guinness family also made significant contributions to BC's lower mainland. In the 1930s they owned 4000 acres of land on the north shore of Vancouver in what is now West Vancouver. This included the well known, upscale British Properties. In 1936, this industrious family began construction of the Lions Gate Bridge to open up access to the north shore. The toll bridge, also known as the First Narrows Bridge, was completed and opened in 1937. The Guinnesses sold the bridge to the government of British Columbia in 1955.

Special thanks to the team at Saanich Archives

References:

"An Eclectic History of Broadmead", BARA Bugle, Fall 2006 Valerie Green

"The Broadmead Story", Broadmead Area Residents Association, 2001

"Saanich Heritage Register 2008 -Royal Oak", www.saanich.ca/discover/artsheritagearc/heritage/pdf/royal_oak



Broadmead Talk

Reservoir contract being awarded. The request for proposals for a qualified engineering consultant to provide detailed design and construction services for the replacement of the Rithet Reservoir closed on Dec.31, 2011. The District of Saanich intends to replace the existing Rithet Reservoir.

Computer Help? If you are a senior living in Broadmead and would like help with basic computer skills such as setting up and using email, loading and saving pictures on your computer, or assistance with other computer programmes, help may be available for you. To take advantage of this opportunity to upgrade your computer skills contact BARA and we will arrange for one of our volunteers to call and arrange a time to assist you. For strata owners, individual or small groups would be appropriate.

Welcome packages. Let us know about new people moving into your neighbourhood. A BARA representative will be happy to deliver a welcome package to their door.

Real Estate Signs. The contract for the storage, installation and removal of 'For Sale' signs within the community of Broadmead, has been awarded to Mile Zero Sign Services. Ron Benedict is the contractor, and can be contacted at: milezerosigns@gmail.com, or 250.893.7661. Broadmead requires the use of standardized real estate signs.

Blueberry Farm-Propane Cannon Use. The Farm Industry Review Board Hearing scheduled to review the past use of propane cannons in the Blenkinsop Valley has been cancelled as the complaints have been withdrawn.

Imperial Oil Grant. BARA is pleased announce that a Volunteer Involvement Program (VIP) grant, on behalf of Ralph Ward, has been received from Imperial Oil in the amount of \$500. Imperial Oil created this program to encourage and support the community volunteer efforts of their employees, annuitants and spouses. BARA wishes to thank Imperial Oil for supporting its work within the Broadmead Community.

Municipal Affairs

Saanich Councillor,
Susan Brice



As a member of Saanich Council, I am also one of five Saanich Councillors who sits as a Director on the CRD. I have been appointed Chair of the Regional Parks Committee and I thought that residents in Broadmead might find it interesting to have an update on this aspect of your investment in Regional Parks.

CRD Parks was established to protect a network of regional parks in perpetuity that help maintain a diverse range of natural environments and to provide opportunities for outdoor experiences that foster enjoyment and respect this region's amazing natural spaces. As a resident and tax payer you have acquired 28 regional parks, 2 regional trails and 7 park reserves all totalling 11,500 hectares.

Last year the CRD Board took what I consider to be exceptional action when it acquired 187 hectares of land at Jordan River from Western Forest Products. This land had been removed from the TFL and put on the market. Rather than have these amazing lands fall to development we acted to secure in public hands, all four parcels for \$9,945,000. Because of the way the lands were put on the market we could not select only those parcels that represented high "park values". Rather than lose the particularly obvious pieces like Sandcut Beach and Surfer's Beach, we acquired all 187 hectares with the understanding that after a thorough analysis, we would declare surplus and sell those areas that do not have regional park value, using the funds to secure additional lands within the CRD.

We are currently in the process of analyzing these lands and, to date, have held two public meetings for public input. Naturally, there are those who suggest that none of the lands should be declared surplus, but that may not be possible. The Councillors will listen carefully to the public, staff, and members of the Park Committee and ultimately make a recommendation to the CRD Board.

Acquiring these precious lands for future generations is a trusted responsibility for all of us who represent you. We are only able to act when lands become available because, over the years, we have developed a Regional Parks Acquisition Fund. This year, embedded in the CRD portion of your Saanich municipal taxes, each household will be contributing \$16 to the Fund. This is your commitment to our regional livability and to those who will follow us.

Change is coming for the Pat Bay/Sayward Intersection!

Dear Broadmead Residents,

Many people have spoken to me about the Pat Bay/Sayward intersection and a common theme is that safety improvements are long over-due. Indeed, year after year the intersection is ranked as one of the most dangerous on Vancouver Island. There is an average of five accidents every month! While most are fender-benders, there have been many more serious incidents – and fatalities.

A community forum about this intersection was organized in 2010 and out of that meeting came a “Sayward Working Group”, made up of community representatives, business owners, the Ministry of Transportation (MOT), BC Transit, Saanich Councillors and myself.

The following safety improvements are being proposed:

1. An acceleration lane, northbound, from Sayward Road. People leaving Cordova Bay will finally be able to merge safely onto the highway.
2. A deceleration lane for northbound highway traffic heading into Cordova Bay. People will finally be able to safely leave the highway without slowing down the highway traffic.
3. “Congestion ahead” flashing lights south of the intersection to warn drivers when the road is congested. The largest percentage of accidents is with northbound vehicles approaching the intersection.
4. Relocation of the bus stop for the northbound bus to the south side of the intersection. This will help Cordova Bay traffic heading northbound merge more safely.

These proposals were reviewed at a follow-up community forum in February. Over 125 residents attended. There was also excellent participation from local business owners, Saanich Council and Engineering, and especially from the MOT. The MOT is ready to move forward with the proposed safety improvements. For them, the last step needed was to see that there is strong community support to go in this direction. There was an overwhelming positive response. Written feedback submitted to the Ministry by residents has also been very supportive.

What happens next?

MOT will begin by installing the “congestion ahead” flashing lights. That should happen in April or May of this year. The acceleration and deceleration lanes require additional design, property acquisition and a tendering process to choose the contractor. This can be done in 12-24 months. These changes will not satisfy everyone but they should increase safety in the short-term. It was my privilege to spearhead this process and I look forward to continue working on other high-concern transit issues in Saanich South.

Please feel free to contact regarding this issue or anything else related to the work of the provincial government.

Warm regards,

Lana Popham, MLA Saanich South



Office hours: Monday-Thursday, 9:30am – 5pm
250.479-4154

4085 Quadra Street, Victoria, B.C. V8X 1K5

lane.popham.mla@leg.bc.ca

www.saanichsouth.ca



MAJOR RENOVATIONS A

Broadmead Village – Growing to meet the needs of our Community

Broadmead Village Town Centre has been a part of your community for two decades and we are committed to continuing to meet the needs of our evolving community. This summer, Broadmead Village will begin extensive renovations to make the centre an even more exciting place to shop, relax and socialize.

The renovation focuses on improving the store front design, signage and creating a community gathering place. Public spaces will become more welcoming and enjoyable year-round with features such as an outdoor fireplace, an interactive water feature, WiFi and covered outdoor seating in multiple locations to enhance your open air shopping experience.



Leasing Opportunities Available Steve Duyvewaardt | SDM Realty Advisors Ltd. | steved@sdmrealty.com
Shopping Centre Operations Cheryl Achterholt | SDM Realty Advisors Ltd. | cheryla@sdmrealty.com

Please visit www.broadmeadvillage.ca for hours of operation

T BROADMEAD VILLAGE



Also look for expanded sidewalk areas, offering a more pedestrian-friendly environment, improved directional signage and design features to better utilize natural light and green building principles.

New architectural design elements will introduce a contemporary west coast design that is reflective of the natural landscape that defines both the shopping centre and surrounding neighbourhood.



We were pleased to see the community's interest generated by the open house information session. Please do not hesitate to contact us if you have questions. We will be providing updates on our progress throughout the renovation and we look forward to welcoming our neighbours to the revitalized Broadmead Village Town Centre.



1. Proposed interactive water feature.
2. Proposed all-weather seating area.
3. Proposed directional signage.
4. Proposed community fireplace in pedestrian breezeway.
5. Proposed signage upgrades and canopies.
6. Proposed upgrade of Pharmasave storefront.

Broadmead Artist: Chin Yuen



There's intrinsic value in art that celebrates the beauty of life Ms. Chin Yuen advises me as we look over some of her paintings. I had the pleasure of visiting her home-based art studio on a sunny mid-winter morning in Broadmead. Her present artistic style is a culmination of experiences gained from living in six countries. From an early age, her focus was on portraying people, their faces and figures. The solitude of painting was always a welcomed by-product during the countless hours spent learning the fundamentals, experimenting with various media and communicating her inner expressions through paintings.

Ms. Yuen completed a diploma (1989) and BFA (1991) from the Emily Carr Institute of Art. During these years, she underwent an introspective period that caused her to examine people and their social issues. That profound undertaking was followed by time away from art and a migration towards writing. During this phase, she earned a BA (1994) and MA (1996) from the University of Victoria. Afterwards, and for the last nine years, her artistic theme has evolved from wanting to "understand the human condition" to celebrating the "beauty of life". This is evident throughout her home as many precious moments of life are captured using vibrant colours, precisely organized designs and patterns. Case in point is the abstract painting, top right, that she calls "That Bubbly Feeling". For most, the image is undeniably familiar. Ms. Yuen confirms it's "about the unique feeling you get when drinking champagne: bubbly, effervescent, and cheerful". Life is indeed beautiful and we need someone to remind us of this.

Ms. Yuen moved to Broadmead three years ago. She refers to some of her abstract art as Wavelengths (representations of energy), and Dim Sum (small, delicate paintings). She enjoys working with acrylics and has also produced a series of encaustic prints and paintings, which were recently exhibited at the Art Gallery of Greater Victoria. Her art is shown locally and internationally.

Currently, she teaches a special art program at Glenlyon Norfolk Secondary school and offers workshops from her studio. She takes great pleasure in showing and discussing her creations. Please visit her website for more information.

www.chinyuenart.com

Bill Wong

Membership : Robert Hehn

Renewed Your Membership Yet?

If so, THANK YOU! If not, it is not too late to do so. Just clip the renewal form on the facing page and send it with your \$15 to the BARA address. We need your support in order to carry out our work of promoting and undertaking activities that benefit the Broadmead community. Add your voice to make ours stronger.

Reaching Out To Residents

BARA contacted most households by phone in January and February (thanks to many of our directors as well as volunteers Sandy and Janet) and in March, letters were mailed to many of you. Through these two "shout outs" we learned that our residents list is somewhat out of date. If you are new to the Broadmead Area in the last three or four years, please advise us. It is easy: just send along your name, address, phone number and email address to info@broadmead.ca. All information is used for our ease of communication with you as a resident of Broadmead and will never be used for other purposes. Member or not, we would like to hear from you.

Questions can always be sent to: info@broadmead.ca, or Box 53527 Broadmead RPO, Victoria, BC, V8X 5K2

Rolston Trail Survey As promised, Saanich Parks and Recreation is launching a user survey, of the section of the Rolston Trail from Shadywood Drive to Royal Oak Drive, to decide whether to keep it pedestrian only or to allow multi-use. Survey information will be delivered to homes in Broadmead and the survey will take place between April 14 and April 29. Please take this opportunity to give your opinion on the future of this popular and heavily used section of trail.

Rithet's Bog

Rithet's Bog – Request for Volunteers This Summer

Rithet's Bog Conservation Society is hoping to expand our restoration and conservation activities at Rithet's Bog during the summer of 2012. We are currently working with a very small group of volunteers and barely keeping up with the numerous invasive species in a few key areas. In order to expand our restoration efforts to include other deserving habitats we need more volunteers.

We host regular volunteer work parties for invasive species removal throughout the year and welcome anyone interested in participating. These events are open to the general public. There is no requirement to be a member of RBCS. Volunteers remove invasive plant species such as Scotch broom, gorse, blackberry, English hawthorn, yellow flag iris and others. The work is similar to garden weeding. Participants do not require specialized knowledge. We will provide on site guidance if you provide enthusiasm.

Our website (www.rithetsbog.org) has a schedule of regular work parties and you may get on our email distribution list for work party notices by emailing a request to info@rithetsbog.org. We are currently on our winter schedule of one Sunday afternoon per month. In June we will shift over to the summer schedule of every second Wednesday evening. Times and locations are included in the email notices. Additional times will be considered if there is sufficient interest.

We also arrange special events which may include educational tours and/or work parties for both formal and informal groups. If you have a group that might be interested please contact us at info@rithetsbog.org and we will attempt to accommodate you. We are happy to work with small informal groups.

Rithet's Bog Conservation Society, Ducks Unlimited, Saanich Parks and the Saanich Pulling Together Volunteer Program will be cooperatively hosting another Chatterton Marsh cattail removal event, probably in mid-September. The exact timing is dependent on weather trends and water levels. Notices will be posted in advance.

BARA MEMBERSHIP RENEWAL FORM (January 1—December 31, 2012)

Complete and mail this form with your cheque for \$15.00 payable to BARA, for a one-year household membership, to: Broadmead Area Residents' Association, Box 53527, Broadmead RPO, Victoria, BC V8X 5K2.

Renewing Member: ☐ New Member: ☐ Cheque: ☐ Cash: ☐

Name: _____

Address: _____

Postal Code: _____ Tel No. _____

Email: _____

(Email addresses are protected and not placed on any web site)

You may inquire about the status of your membership or update your email address by sending an email to info@broadmead.ca or by mail to the postal address above.

A Welcome Package with The Broadmead Story will be delivered to New Members

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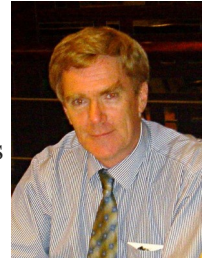
Community Day:

Sulo Saravanabawan

Meet Your BARA Board Members

Julian Dunster

Julian moved to Broadmead in 2010 and now deals with tree issues for BARA. His background is in forestry, arboriculture, and planning. He has accreditation as a Professional Forester, an International Society of Arboriculture (ISA) certified arborist, and professional planner, and has extensive knowledge of urban forestry and resource planning issues. Julian started his career in Britain, and then worked for the BC Forest Service before returning to school to gain his PhD in Regional Planning. He has worked on forestry and planning projects, and delivered lectures on his work in Nepal, Scandinavia, Australia, New Zealand, Chile, China, Great Britain and the United States. These days his main focus is on risk assessment of trees, planning developments for effective tree retention, and working on management issues. Julian was part of the team that worked on the Saanich Urban Forestry plan. He has received numerous awards for his work and is an Honorary Life member of the ISA and of the Pacific Northwest Chapter. He has authored several books and many articles. His book Dictionary of Natural Resource Management is now a standard reference, and Arboriculture and the Law in Canada is widely cited in Canadian court cases as a definitive reference.



Douglas Baer

Doug moved to Broadmead in 2001, having previously spent most of his life in Ontario, where he met his wife, Ursula. Doug is a Professor in the Department of Sociology at the University of Victoria, where he is also currently the Academic Director of the Statistics Canada Branch Research Data Centre. This year, the role of Chief Negotiator for the Faculty Association is part of his collection of responsibilities as well. Although he occasionally "cheats" and throws his bike on the bus bike rack, most days throughout the year he cycles into work. He loves the views of Haro Straight and the San Juans he gets from his house on Boulderwood Drive, 2/3 of the way up "the ridge," though on the way home he sometimes finds getting up the hill on the bike to be a bit of a challenge. Professional responsibilities, including frequent one-day-there and one-day-back trips to Ottawa not to mention delivering workshops and seminars to international audiences keep him very busy, but when free time permits long walks with the dog up and down the Lochside trail, travel to Europe and catching up on his reading rate highly on his "to-do" list. Doug also very much enjoys the offerings provided by the arts community in Victoria which, he believes, has much more to offer than cities of comparable size, or even larger, across Canada.



Notice of: BARA Annual General Meeting (AGM)
Thursday, April 26, 2012 at 7:30pm,
Gateway Baptist Church, 898 Royal Oak Drive

Guest Speaker: Alison Miles-Cork
Topic: Changes to Broadmead Village Shopping Center

Broadmead hearing clinic

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www.broadmeadhearing.com



Alison Love
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Lana Popham, MLA Saanich South

I work in a non-partisan way to improve our
quality of life. If you are concerned about a
provincial issue, please contact me.

Community Office

4085 Quadra St. Mon-Fri, 9:30 am - 5:00 pm

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