

# BARA Bugle

Broadmead Area Residents' Association

Autumn Issue, 2012

## BARA Celebrating 25 Years of Community

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Broadmead Area Residents' Association



### BARA Bugle

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### President's Message



Dear Broadmead & Friends,  
Welcome to the autumn issue of the Bugle. This year we have 12 pages of information and you will find a few things you think are important. You will also find some interesting people who live here including 40 people who help us make Broadmead so great as your neighbors. If it is something which you would like to see photos, items or more, it could be a sign of an experience you or one of your friends is undergoing. I hope you enjoy the new look and we're looking forward to hearing from you.  
Don Wright,  
Don Wright, President

### The Bugle

**The Rolleston Trail**  
BARA Special Report  
BARA Annual General Meeting



### The Bugle

**Next Meeting**  
19th April 7:30  
Spina Maze

### The Bugle

**BARA General Meeting**  
**'The Design of Broadmead Homes'**  
Guest speaker: Michael Nixon  
7:30 pm Tuesday, Nov Gateway Baptist Church - 49th Row

### The Bugle

**BARA A.G.M.**  
April 13, 2009 7:30 pm  
Royal Oak Baptist Church  
880 Royal Oak Avenue  
Agenda: Trails • Hummingbirds • A.G.M.

### The Bugle

### The Bugle

**Before the changing of the leaves**

**Eastern**  
Illustration of people on bicycles.



## *President's Message*

What's the use of BARA? I have been asked that question several times over the past few years. Sometimes it comes from individuals who are frustrated because they don't get what they want; other times it is a statement rather than a question because some individuals prefer to criticize and work in negative ways. And sometimes, the volunteers who work to solve issues in Broadmead cannot satisfy everyone involved in a problem or the solution may not come quite quickly enough. The one thing I have learned during my seven years with BARA is that there will always be a few people who won't be content with what we can accomplish.

"What does BARA do?" is a different question, and I am happy to let you know some of the things BARA does on behalf of residents. Each activity takes very few words to describe, but each relies on the many volunteers who enjoy participating in our neighbourhood.

- The annual community day, which is free to all members of our community, is a tremendous undertaking
- requiring the help of several dozen volunteers under the leadership of Sulo Bawan. The business community working with BARA is an extremely important reason why this has become so successful; this year more than 400 people attended.
- Managing the covenants consumes a great deal of time and energy. Last year (April-March 2011/12) more than 100 issues were raised by home owners in Broadmead, and this year the board has already dealt with 60 issues.
- Publishing and delivering 2300 copies of the Bugle twice a year requires the assistance of about 50 volunteers and gives us a forum for communication.
- Organizing the All Candidates meetings during election years so that residents have an opportunity to hear various political views first hand is a major event and is the best attended one in Greater Victoria.
- Board members meet with provincial and municipal officials on a regular basis. One outstanding issue, the use of cannons in the Blenkinsop Valley, has been ongoing for the past 3 years and has consumed a great deal of time.
- Responding to bylaw infractions is an increasingly time-consuming activity which requires us to relate more closely with Saanich employees. Discussion with members of the Parks and Recreation Department is ongoing on a variety of issues.
- Liaison with the Saanich police department, looking at issues such as speeding, vandalism and noise is another example of how volunteers spend their time.
- Considerable time has been spent in consultation with Grosvenor Americas on the Broadmead Village renovation this past year.



BARA attempts to recognize our team of volunteers by organizing a potluck dinner once a year, to say thank you, connect, and give volunteers a chance to meet each other.

Maintaining an up-to-date membership list is no easy task but membership enhances the bond we have as neighbours. We are fortunate that more than 500 households have chosen to join BARA. We will continue to try and increase that number but are proud to say that we are the envy of other neighbourhood associations.

I have served as President of BARA for the past five years and have enjoyed it very much even though it has not been without challenges. I have come to realize and appreciate the extent of commitment that others have made before me and how dedicated they were in establishing this community organization. Broadmead is the way it is because the volunteers who have served on the board during the past 25 Years made it their mission to keep the original vision alive.

*Best Regards, Jim Griffith*

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*Skaters on Rithet's Bog ~ Digital art by Bruce Stewart*



## Trees in Broadmead *Julian Dunster*

There are two legal influences over trees in Broadmead. The first is Saanich's comprehensive Tree Bylaw (Number 7632). You can find details about this at the following web address: <http://www.saanich.ca/parkrec/parks/trees/bylaw.html>

In brief, the Bylaw prohibits removal of Garry Oak, Arbutus, Pacific Dogwood, and Pacific Yew if the tree is over 5 metres tall or 10 cm in diameter, Douglas-fir, and Western red cedars with trunk diameters over 60 centimetres, and any other trees more than 80 centimetres in diameter at a point 1.4 metres above ground. That does not mean you can never remove these trees. It does mean that you will require a Saanich permit to do so. Even when you have a Saanich permit, you also require approval from BARA for each tree planned for removal.

The second legal influence is the extensive system of covenants placed on Broadmead homes at the time of the original subdivision, which are managed by BARA. Details of the BARA tree policy can be seen at: <http://www.broadmead.ca/covenants.htm>

A representative will come to your site to review the tree removal requests. While approval is not automatic, we do seek to accommodate requests that are reasonable and will not lead to wholesale clearing of an area. Many times, the requests are for dying or dead trees, trees damaged in storms, or trees near buildings. In some situations, Saanich will often ask for confirmation that BARA has approved the request for removal prior to issuing their permits. If you have questions please contact us.

## One Resident looks back! BARA ORGANIZATION ACTIVITIES

In the early days after the Broadmead Area Residents' Association was established, one of the more active groups of the organization was the **Parks Committee**. The work they took responsibility for was quite extensive and labour intensive. Major rehabilitation projects included the de-brooming and tree planting of the Rithet's Bog area, Boulderwood Rise trails and lower slope, Rithet's Reservoir and connector trails plus other minor bits and pieces. Of course, the first laborious major clean-up of these areas was not the end of it. Diligent annual passes had to be made for some three years to keep up with new invasive species growth-especially Broom. In all this work, Saanich proved most helpful in picking up and hauling away huge mounds of Broom and other noxious cuttings. As to the reforestation of worked-over areas, Saanich again proved most accommodating. A phone call to Ron Carter of Saanich Parks and Recreation, secured for delivery the desired number of Douglas Fir, Garry Oak, etc., seedlings for planting. Along with all the cutting, clearing and replanting, there was an occasional problem of acceptance with the newly created trail and park boundaries. In one instance, a formal slide presentation was made to Saanich Council showing Garry Oak stumps on Parkland where trees had been unlawfully removed for view enhancement. In this case, Saanich Police had to be called in to speak to all residents in the immediate vicinity. This action basically stopped the middle-of-the-night devastation. Some of the main members of this early **Parks Committee** were Donna Johnson, Linda Beers, John Olaphson, Dianne Mothersill and Ralph and Mary Ward.

*Ralph Ward*



## Broadmead Area Residents' Association: The Early Days

by Donna Johnson

In the late 1970's, Bill Nielson, Maggie Warren and Betty Barnard formed the first Broadmead residents' association with its main focus being the plan for the Broadmead shopping centre. Before the plan was fully developed, a major anchor, The Bay, pulled out and this resulted in the mall evolving into one that was village-like in scale. This quieted residents' concerns and the association's activities waned.

Around this time Saanich planners were focusing on traffic and road plans as a north-south corridor was needed north of Royal Oak Drive. They considered upgrading Cordova Bay Road or Lochside Drive, but residents on these two roads had come to enjoy their calm streets and created very strong opposition to road upgrades. In 1980 a third, north-south corridor option became possible when 60 acres of farm land at the north boundary of Broadmead came up for re-zoning. This property could link the north end of Amblewood to Sea Ridge Drive to Halliburton and the highway and would make possible a short-cut route for traffic traveling south on the Pat Bay highway on its way to the Gordon Head.



In 1981 the residents' association was reconstituted to oppose this direct road linkage as it would have dramatically altered the residential character of Amblewood Drive. A 500 name petition promoting a cul-de-sac at the north end of Amblewood was presented to Saanich Council and after much public input Council agreed to a cul-de-sac, but the Approving Officer later rejected Council's approved road scheme. Two Amblewood residents, Bill Johnson and Mel Smith took the Saanich Approving Officer to BC Supreme Court on three points of law. In February 1982 they lost their lawsuit but ultimately saw Saanich agree to a satisfactory circuitous road layout for Amblewood's north extension into Cordova Bay. With this achievement behind them they passed a hat for the \$5,000 legal fee and did not come up short. They also sent a notice to the community requesting others join the five member board to keep the association active, but no one came forth and so it became dormant.

In 1987 the association revved up again when residents organized to oppose a land use application by a landowner near Lochside Elementary School who wanted to construct an explosives storage bunker on his farm. After this issue was dealt with, Broadmead residents realized that many more land use matters lay ahead, and strong community oversight was desirable.

So, between 1987 and 1989 our residents' association (BARA) became formalized with an on-going executive and standing committees. The first Bugle was produced in 1989 and has been published continuously, with sometimes three issues a year. In 1994 BARA became a registered Society and was recognized by the municipality, Broadmead Farms and other developers as an organization to be consulted as several multifamily complexes, the Broadmead Lodge, Chatterton Way office park and the Village shopping centre were approved. Also, in 1994 as Broadmead Farms Ltd. approached build-out, it transferred to BARA the responsibility for enforcing the restrictive covenants that are registered on all Broadmead lots.

As I step back and regard Broadmead as it approaches its 50<sup>th</sup> birthday, I am grateful for all the volunteers who have served BARA because their work has built a healthy community that is maturing gracefully.

## Remember When....

by Kathleen Bellamano.

Broadmead is part of the traditional territory of the people who we know as the Songhees.

These peoples were came from a diverse group of extended families who all spoke Lekwungen, a dialect of the North Straits Salish language.

Currently, they are represented by the Esquimalt and Songhees first nations. Their territory covered Victoria, Oak Bay, Esquimalt, View Royal, Colwood, Metchosin and part of southern Saanich.

In 1852 James Douglas, Governor of the Colony of Vancouver Island acquired land in North and South Saanich from the Songhees. Broadmead was part of this acquisition. The area was deeded to Alexander Grant Dallas by the Hudson's Bay Company in 1859 and, according to the original documents, was about 899 acres. A small portion on the west side was subdivided after the Pat Bay Highway was put through the property, leaving approximately 719 acres. The Dallas Farm, as it was called, was acquired by RP Rithet in 1891 after Grant's death. Some of the stories of Rithet's era include cranberry farming where Rithet's Bog now sits, Rithet's prized racehorse, Broadmead, who lent his name to our community, and Vancouver Island's largest grain farming operation. Gordon Rolston was a local developer who was hired by the Rithet family to review a Vancouver planner's concept for Broadmead. They had started to develop sections of the area but decided that piecemeal development was not the way to go. Rolston concluded that the plan did not respect the topography and environmental features of the site. He walked the property himself, fell in love with it, and formed a group of investors who bought the entire property in 1965 under the name of Broadmead Farms Ltd. Rolston was a dreamer and could sense what was important. He was sensitive to nature and configured everything to the values and goals that saw the character of the land maintained and enhanced.

**Congratulations to  
Falcon Ridge Estates  
on celebrating 25 years of  
community!**



On the occasion of BARA's 25<sup>th</sup> Anniversary I'd like to highlight the story leading up to the dedication of Rithet's Bog as a nature sanctuary in 1994.

Historically, the bog was located in the territory of the Saanich First Nations and they travelled to the bog to gather cranberries and to hunt game. In early 1880's, 825 acres including the bog were purchased by R. P. Rithet, a prominent businessman and politician, who cleared much of the land, established a large farm and raised racehorses. Over time the bog was drained in order to cultivate crops and pasture livestock. In the mid 1950's a large parcel, including the bog, was purchased by the Burdge family who had been leasing the land for pasture. In 1965, concerned citizens tried to convince Saanich to buy the wetland and conserve it as a unique green space but Saanich Council voted 4-3 to defeat the motion. Fortunately, in 1968 Broadmead Farms Ltd., purchased the property with the understanding that the wetland area would be used for non-residential purposes. By the 1970's, the Guinness brewing family acquired Broadmead Farms Ltd. Rithet's Bog became a part of the newly established ALR and the area continued to be used for crop cultivation and grazing. Finally in September 1994, Broadmead Farms Ltd., donated 42 hectares, including the bog to be preserved as a Nature Sanctuary. We are the beneficiaries because right in the heart of our community we have the last remaining peat bog in Greater Victoria. It is an important feeding and resting area for many species of birds from waterfowl and shore birds to raptors and hummingbirds. About 25 species of butterflies also make Rithet's Bog their home. The preservation of this natural treasure is surely one of the most significant acts to have occurred in Broadmead in the past quarter century. As you walk around the trail, I hope you reflect, as I do, about the wise decisions of our past community leaders. Best wishes to BARA as you diligently continue to protect and preserve our amazing natural setting in our Broadmead area.

### Municipal Affairs

Saanich Councillor,

**Susan Brice**

### Broadmead Gains a Gem





## Broadmead Village Shopping Centre

### Looking ahead to the next 25 years.

The Broadmead neighbourhood has changed over the past 25 years and Broadmead Village is changing too.

Broadmead Village is undergoing a major renovation to better meet the needs of the community with more gathering spaces, amenities and outdoor features. The centre's logo is also being refreshed while still maintaining the legacy of the horse that lends its name to the community.

More events and activities will be held year round at Broadmead Village including the annual BARA Community Day, which will provide an opportunity for you to connect with your neighbours and support your local retailers.

Grosvenor is pleased to announce the recent receipt of its building permit from the District of Saanich. As a result, preparations are underway for construction to commence shortly. Broadmead Village will remain open during the renovation to ensure that all the retailers may continue to serve the needs of the community.

Thank you for your patience and understanding during the renovation. We look forward to presenting the community with a refreshed and revitalized Broadmead Village in 2013 which can be enjoyed with your friends and neighbours.

Follow our progress at  
[www.broadmeadvillage.ca](http://www.broadmeadvillage.ca)



**Leasing Opportunities Available  
 Shopping Centre Operations**

Steve Duyvewaardt | SDM Realty Advisors Ltd. | [steved@sdmrealty.com](mailto:steved@sdmrealty.com)  
 Cheryl Achterholt | SDM Realty Advisors Ltd. | [cheryla@sdmrealty.com](mailto:cheryla@sdmrealty.com)

**Editors Corner: Bill Wong** I want to toast all of the visionaries who planned and developed this neighbourhood. This has been my home for the past three years and everyone knows it looks great with the custom homes, quaint pathways and natural beauty. For this issue, I want to share my new knowledge about three people who have played major roles in Broadmead's inception (see Manager and Artist, pp 10, 11).



Gordon Rolston was a visionary who saw the potential of this area well before others. Merv Mawson worked many years to ensure that Mr. Rolston's vision was implemented. Michael Nixon designed 375 multi-family units in 17 different developments, 250 single-family homes, and two commercial projects, all within Broadmead or close by. A basic internet search of Broadmead Designs and his name will yield an abundance of design images. I know there are many others I have not mentioned. So, here is my official expression of appreciation to all who have served to turn this development into a community. I think that it is important to be aware of our community's history in order to remain vigilant in preserving the legacy left for all of us to enjoy.



Recognizing BARA Volunteers at the annual pot-luck



**BARA thanks the following organizations for supporting Community Day 2012.**

5th Street Bar and Grill  
 Ban Thai Restaurant  
 Booster Juice  
 Broadmead Bakery  
 Cafe Mexico  
 Canadian Tire Broadmead  
 Coast Capitol Savings  
 Colleen Kovacs Broadmead Legal Centre  
 Dairy Queen - Saanich Centre  
 Dig This  
 Discovery Computer  
 Domino's Pizza  
 Fireside Grill  
 Grosvenor Americas Ltd  
 Hallmark  
 Heirloom Linen  
 Individual Dry Cleaners  
 Investors Group  
 Mantell Dickson/Blades/Wiseman CAs  
 Mark's Warehouse  
 Morning Fresh Eggs  
 Nandos  
 Office of the Premier  
 Penna & Company  
 Pharmasave Broadmead  
 Re Max Camosun  
 Romeos Place Broadmead  
 Royal Bank Broadmead  
 Royal LePage  
 Saanich Fire Department  
 Saanich Parks and Recreation  
 Saanich Police Department  
 Salon Felice  
 Scallywags  
 Starbucks - Broadmead Village  
 TD Bank Broadmead  
 The Pet Shop  
 The Running Room  
 Thrifty Foods - Broadmead Village  
 True Boutique





**Broadmead Community Day 2012**

### *Merv Mawson and Michael Nixon: Manager and Artist*

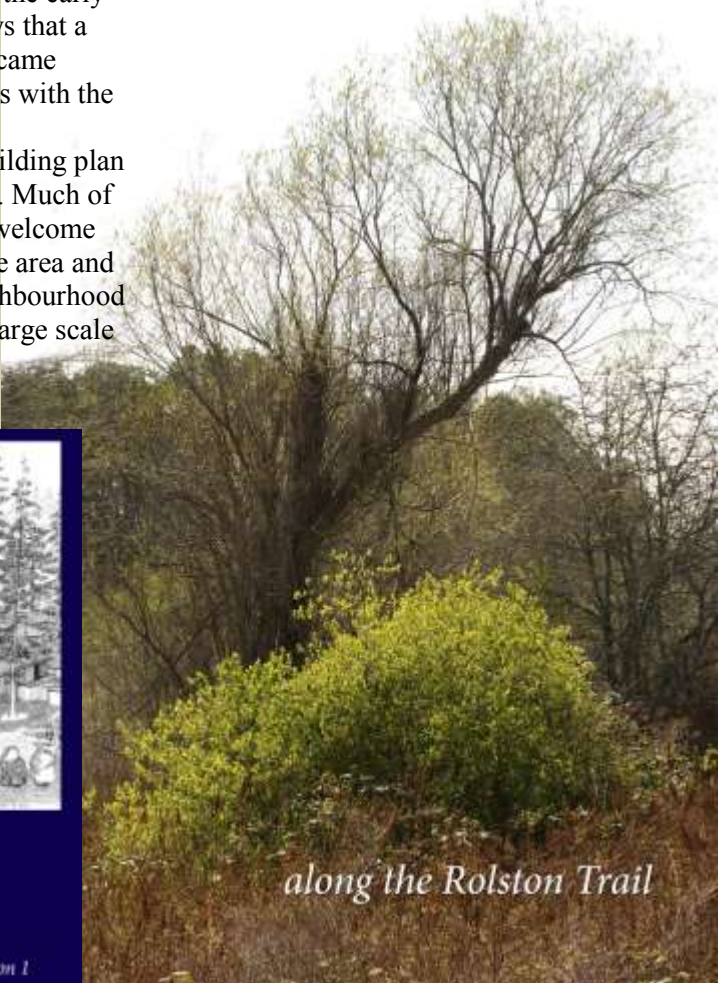
**Merv Mawson** tells me that Broadmead could not be duplicated today. Given all the layers & intricacies of current land-use bylaws and Saanich policies, the hefty predevelopment and construction costs would preclude the inclusion of amenities such as park areas, trails and tennis courts. Merv knows this because he has been working in land-use planning and development since 1963. In 1972, he left the Saanich Planning department to become the development manager for Broadmead Farms Limited where he worked to advance the subdivisions. Around the same time, the Gordon Head area was developing and it was considered Broadmead's main competitor for



investors and potential homeowners. Merv recounts how Gordon Rolston surveyed this area by foot and redrafted someone else's unworkable plan. Mr. Rolston truly understood what could be developed without the usual blasting and leveling of the landscape. Merv also credits Mr. Rolston for bringing together a group of investors to form Broadmead Farms Limited. When asked to reminisce about the early days of BARA, Merv says that a small group of residents came together in the late 1970's with the

intention of stopping further development, even though they were aware of the master building plan and had seen the contoured site model before they moved in. Much of this involvement proved to be challenging so it was quite a welcome relief when BARA formed in 1987 to act as a steward for the area and all residents. Looking ahead, Merv is confident that the neighbourhood will maintain its appeal because the covenants will prevent large scale changes.

*Bill Wong*



*along the Rolston Trail*





Mike Nixon at his work table



His first Broadmead house



From concept to completion

In 1967, **Michael Nixon** was hitchhiking from the Tillicum area, heading to the Bamberton Cement Company, when he was picked up by the person who would change his life, Gordon Rolston. Michael had become despondent from the difficulty of finding employment with local architectural firms and was looking to finance further architectural studies. He'd tried following in his father's footsteps in the aircrew training program of the Royal Canadian Air Force where he learned to fly jets. After a year he "got the boot" and attempted an unsuccessful stint as a forest ranger. He attended Ryerson Polytechnic for year in the architecture program where he developed his technical drawing skills but financial considerations forced him to move to Victoria. Gordon Rolston, at the time, was amalgamating the lands which comprise the area that is Broadmead today. Mr. Rolston needed a draftsman, and over the following years he mentored Michael's development as a designer, leading to four decades of involvement in Broadmead, including sales and the administering of the restrictive covenants.

#### **Inspiration in home designs**

Since childhood Michael had created technical drawings that involved inventive mechanical creations, and though he's known for his residential and land development designs, this early interest has not disappeared. He showed me renderings and home designs that were shaped as fighter jets and warships that weren't just "pie in the sky", but in fact could be built. He credits Frank Lloyd Wright and Gaudi as inspirations for his creativity. When pressed to categorize his design style, he says that purity of geometry is the driving force for his work. Stewardship of the lands, knowledge of the marketplace, and teamwork with his compatriots are his style. Gordon Rolston's gift to Broadmead residents was the philosophy that within Broadmead one should always allow the topography, the play of the sun, and the assets of view and recreation dictate the three dimensional puzzle that becomes a home and its site.

#### **What about the next 25 years?**

Michael says that BARA has served Broadmead well. The neighbourhood has exceeded its initial goals, but he sees challenges over the next 25 years including the demise of split-level, ranch and cottage style homes of the 1960's to 1980's which, by today's standards, under-develop their expansive lots. As with older high-end developments, inevitably, some homes will be replaced. This will be a challenge for BARA as the "Broadmead style" transitions into the flavour of the day. As a twenty year resident of

Broadmead the greatest change he's observed is the proliferation and growth of ornamental and native trees that have blocked views and led to darkened neighbourhoods. He suggests that a program of selective windowing and clearing is in order; however, this may be difficult given the reticence of some residents. "Many residents have slowly gone blind to the beautiful views and sun play that Broadmead offered in its careful residential designs, road layouts, and development execution." Regardless of what happens, Michael feels that everyone who lives and works in Broadmead is "blessed to live in a community sensitive to the environment, where one feels at home with nature and knows it will always remain so".

*Bill Wong*

In BARA's 25 year history there have been five presidents

Barry Herring	1987 to 1990
Donna Johnson	1990 to 1991
Elaine Harvey	1991 to 1995
Gary Potter	1995 to 2008
Jim Griffith	2008 to present

Green space: More than 20% of the land base in Broadmead is green space: Rithet's Bog, a 100 acre wet land, 50 acres of linear parks (with 6.5 km of walking trails), and open parks.

### Why do our properties have Covenants?

As residents of Broadmead, we hold in trust one of the most attractive communities in Canada – a prime example of architectural and environmental integration, incorporating modern homes surrounded by trees and wildlife, close to the sea, and within easy access to shopping and other recreational facilities.

Our beautiful neighbourhood is the result of the vision of Broadmead Farms Inc., the original developer, who planned and designed the area. From the beginning, as a condition of land use, covenants were registered against the title of all lots in order to protect and preserve the unique ambience of the community as well as to maintain property values. These covenants were thoughtfully developed to ensure that the architecture, land use, trees, signage and other aspects were complementary to the natural environment and in harmony with the rest of the community. A key feature of the covenants is their requirement for our community to maintain attractive streetscapes and keep them free of the clutter of cars, boats, trailers, waste material and signs that affect so many Greater Victoria neighbourhoods. Broadmead Farms Inc. first administered the registered covenants, which are binding on all current and future owners. As the community was built, however, and the developer's role ended, a new organizational structure, Broadmead Covenant Enforcement Society (BCES), was established in 1993 to administer the covenants. Further change occurred in 2008 when BCES was amalgamated with BARA. Today, there are over 70 covenants, but even with some variations on individual properties and strata corporations (as properties were developed in parcels over the years), the contents do not vary significantly.

The covenants are legally binding, but it is voluntary compliance by residents on which the successful management of the covenants depends. Many residents have volunteered their time by serving on both BCES and BARA providing advice and guidance on all matters pertaining to the covenants. As a result of this community interaction, covenants are not perceived as 'set in stone'. Many restrictions are now interpreted more broadly (e.g. to accommodate improved roofing materials, a wider range of exterior colours for homes) to reflect developing trends and wishes of the homeowners. Through this active dialogue amongst residents, the covenants will enhance our community for many years to come.

*By Paula Skippon*

### Membership News:

During our Membership Phone Blitz last Spring, volunteers often got a "not in service" message. We suspect that our list of residents is out of date due to families moving away and new residents not letting us know they are part of our Broadmead Community. We have made contact with these not in service addresses through Canada Post encouraging the owners to let us know their names, phone number and email address. All this information is held in strictest confidence and is used solely for our ease of communication with you as a resident of Broadmead. Please send information updates or inquiries to [info@broadmead.ca](mailto:info@broadmead.ca). FAQs regarding BARA's purpose and role in the community can be viewed at our website, [www.broadmead.ca](http://www.broadmead.ca).

We encourage you to join or renew your membership in BARA. We have the largest paid membership of any local community association. This fact holds significant sway when we deal with businesses in our community, local governments and other community partners. Your membership will maintain and strengthen our voice in the affairs of the Broadmead Community.





## Meet Your Neighbours at Broadmead Care

As a Broadmead resident, you likely drive past the Lodge at Broadmead and Veterans Health Centre, (known as Broadmead Care) many times a week. Who lives there? What happens there? This article lets you meet your neighbours at Broadmead Care.



There are two programs operating at the Broadmead Care site near the corner of Royal Oak Drive and Chatterton Way:

### 1) The Lodge at Broadmead

The Lodge is a 229-bed residential care facility with 119 beds reserved for WWII and Korean War veterans including four respite beds. The Lodge opened in 1995 and served a population that was physically more able than those who live here now. Broadmead Care has 450 staff, most of whom provide direct care to residents.

The current resident profile shows that:

- 90% of residents are over 80 years old
- 58% are men, 42% are women
- 70% of residents are living with dementia
- 71% of residents need help with hygiene, dressing, eating and grooming

most residents use wheelchairs

the Lodge is usually the residents' final home. Palliative care is provided on-site for more than 80 residents per year

there are many programs that promote exceptional care including: the creative arts program where residents work on crafts so beautiful they win ribbons at the Saanich Fair, music therapy, and spiritual care to help families and friends cope at the end of life

### 2) Veterans Health Centre

The Veterans Health Centre provides programs for 160 WWII and Korean War veterans per week including group health, geriatric assessment, respite, bathing and health promotion. In 2011/2012, the participating veterans' average age was 88; the oldest client was 97.



## Ways You Can Help

There are many ways you can get involved with Broadmead Care to help veterans and seniors:

### Thank a Veteran Campaign

From Thanksgiving to Remembrance Day, you can pick up a "Thank a Veteran" card at any Victoria Thrifty Foods location. Write your thank you note and drop it off or send it in the postage-free envelope with your donation. Your note will be posted in the Lodge for veterans to read.

### Volunteer Opportunities

What do you love to do? Art? Music? Visit? Share your time and expertise to help the veterans and seniors. Please call Kelly Sprackett, Coordinator of Volunteer Services, at 250-658-3205 or email

[Kelly.Ssprackett@broadmeadcare.com](mailto:Kelly.Ssprackett@broadmeadcare.com).

To learn more about the many ways you can get involved as one of our neighbours, please call Kathy Baan at 250-658-3274 or send a note to:

Broadmead Care, 4579 Chatterton Way, Victoria BC, V8X 4Y7

[info@broadmeadcare.com](mailto:info@broadmeadcare.com), [www.broadmeadcare.com](http://www.broadmeadcare.com)

**Thanks neighbour!**



## Greetings from Mayor Frank Leonard

It is my pleasure to congratulate the Broadmead Area Residents' Association on its 25th anniversary. Mayors and Councils over these years have appreciated the contributions BARA has made to the Broadmead community and to Saanich overall. Since Broadmead was planned as a comprehensive community, BARA has been able to work with Saanich Councils to ensure the original vision is fulfilled. From the group of original investors led by Gordon Rolston and the subsequent investment by the Guinness family, Saanich Municipality has looked to BARA to work with these property owners as projects came forward. Led by Merv

Mawson, Broadmead's management team knew that BARA's early involvement in the vetting of applications was essential. This placed a heavy burden on the volunteers who served on BARA's executive over the years as many hours were spent reviewing plans, designs, parks and trails. This pro-active tradition continues today as BARA's current executive stays abreast of issues and proposals. This is why it is such a pleasure for me to congratulate all the volunteers who have made BARA such a valuable community organization.

Caricature by Bruce Stewart, Fall Bugle



*An information open-house for the Rithet Reservoir Replacement was held Sept 20 at Commonwealth Place. The old reservoir has been leaking for 15 years and is known to be an earthquake risk. BARA asked Saanich to address the problems years ago and Saanich has now decided to replace the reservoir. The main impact on nearby neighbours will be the noise from blasting and grinding of rock and concrete.*

November 2012

Dear Broadmead Residents,

It is my honour to congratulate the Broadmead Area Residents' Association for twenty-five years of community service. Broadmead has been well-served by hard-working volunteers who have generously given so much of their time and energy.

You have stayed true to your vision and, because of this, Broadmead remains a beautiful and unique place in Saanich.

I have been involved in politics for many years in Saanich and I have long been impressed by how engaged Broadmead residents are with local affairs. Your all-candidate meetings are remarkably well-attended and show a passion for civil society. BARA encourages community engagement around local and provincial politics – and for this I thank you!

It is my privilege to serve as your Member of the BC Legislature. An official certificate of recognition has been mailed to you.

Best wishes to BARA for another twenty-five years of community service!

Sincerely,

Lana Popham  
MLA Saanich South  
4085 Quadra Street, Victoria, B.C.  
V8X 1K5  
Phone 250.479.4154

[lane.popham.mla@leg.bc.ca](mailto:lane.popham.mla@leg.bc.ca)  
[www.saanichsouth.ca](http://www.saanichsouth.ca)



## THE LAST 25 YEARS AT RITHET'S BOG *Russ Pym*

Although the Guinness family, through Broadmead Farms Limited, agreed that Rithet's Bog would not undergo residential development there were several proposals to develop recreational facilities such as a golf course or horse riding ring. All proposals were prevented by flood plain designation, environmental concerns and, after 1973, Agricultural Land Reserve protection. The west end and north side of the property, adjacent to Chatterton Way and Dalewood Lane, were leased out and farmed until 1994.

In December of 1990, a task force of local citizens appointed by Saanich to explore Rithet's Bog issues was incorporated as the Rithet's Bog Preservation Society, dedicated to preserving the site as a nature sanctuary. The subsequent efforts of Saanich Mayor Murray Coell and the Rithet's Bog Preservation Society were rewarded in 1994 when the Guinness family donated The Bog to Saanich. The following year, the site was rezoned as conservation zone parkland and the Rithet's Bog Conservation Area was created as a natural area park dedicated to the conservation of native plants and animals. In 1997, the society was renamed the Rithet's Bog Conservation Society to reflect the new tasks of conservation and restoration now that Rithet's Bog had been successfully preserved as parkland. Lorie Bennett and Diane Mothersill are two members of the original task force who still live in Broadmead.

Saanich commissioned a series of three scientific reports by UVIC graduate student Karen Golinski to provide an



environmental overview, conservation strategy and hydrological assessment for the bog. These reports provided the basis for the major 2002 Restoration Project funded by Ducks Unlimited. The project used heavy equipment to clear willow growth that had severely degraded waterfowl habitat by invading and terrestrializing the wetland area adjacent to Chatterton Way. A weir was constructed at the southwest corner to control water levels and an agricultural drainage ditch was plugged

The 2002 Restoration Project successfully reversed the terrestrialization of the wetland but it has now become extensively overgrown by a non-native variety of cattail. In 2010 Saanich Parks, Ducks Unlimited and Rithet's Bog Conservation Society began a cattail removal project which is expected to last from 5 to 8 years. The goals are to: improve waterfowl and shorebird habitat by restoring the balance between open water and marsh vegetation, remove non-native cattails, preserve native cattails and enhance public appreciation by opening viewing opportunities.

The initial focus of the Rithet's Bog Conservation Society volunteer work in the late 1990's was removal of infestations of Scotch Broom and the planting of Garry Oak seedlings. Several years of hard work and perseverance, resulted in broom no longer being a significant issue at Rithet's Bog. Periodic removal of new broom seedlings will be required but we thank those early volunteers for ensuring that The Bog is not a wasteland of Scotch Broom.

Looking to the future, we still have major infestations of Himalayan blackberry, reed canary grass and English hawthorn, plus lesser problems with numerous other non-native invasive species. The important lesson to be learned from the broom experience is that, with sufficient volunteers from the community these problems can be overcome. We can build on the legacy of past volunteers to improve Rithet's Bog for our native flora and fauna, and also for ourselves. My hope is that we will eventually move past reacting to major infestations and adopt a more preventative approach to removal of invasive species and restoration of natural habitats. I also hope we can commit a greater effort to providing better educational and interpretive opportunities to help the public appreciate the natural history of Rithet's Bog.

*Rithet's Bog Conservation Society (RBCS) is a registered non profit Society dedicated to the care and stewardship of Rithet's Bog Conservation Area. RBCS is a Federated Club of the Federation of BC Naturalists. <http://www.rithetsbog.org>*

## Broadmead Estates 1965-1994

R.P. Rithet acquired The Dallas Farm in 1891. This was the only large parcel within the capital region that was held together for more than a century. The prized stallion Broadmead, Rithet's beloved racehorse, lent his name to the farm and later to the community. The 712 acres that now comprise the Broadmead Subdivision was the first post-war community to develop in the Victoria area. In order to control the quality and "feel" of the treed hillside site Broadmead Farms Ltd. imposed strict design guidelines and developed Edgewood Avenue with a series



'Broadmead', with  
trainer Jack Bothell  
1893

of demonstration display homes. The naturalistic landscaping and "West Coast Modern" design approach relied on expressive uses of timber construction along with fieldstone, shingle and cedar siding finishes and textures.

**Attention Broadmead kids!**

Do you have parents that would just love to connect with other families in the neighbourhood? Are you hoping to find families to babysit for within your neighbourhood? Are you a youngster who would love a playdate just around the corner from your home? Are you new to Broadmead and would love to find out what other kids live close by? This and so much more! Welcome to Broadmead! Drop us a line to get connected with families and children in your area. An avenue for parents and children to connect.

Email: [Broadmeadkids@gmail.com](mailto:Broadmeadkids@gmail.com)

**BOARD OF DIRECTORS****Officers:***President:* **Jim Griffith***Vice President:***Kathleen Bellamano***Treasurer:* **Neil MacLean***Secretary:* **Doug Baer****Directors:****Lorie Bradley****Mary Brookes****Julian Dunster****Robert Hehn****Michael Mercier****Jeff Millar****Paul Stringer****VOLUNTEERS****Bugle Production &****Distribution:***Editor:* Bill Wong*Layout:* Jean Ives*Photos:* Lois Brown and

Bruce Stewart

*Ads:* Robert Hehn*Distribution:* Barb Lawton,

Glen MacDonald,

Gary Potter and 50+ carriers

**Membership List:**

John Fahey

**Refreshments:**

Maxine Campbell

**Community Day:**

Sulo Saravanabawan

## Meet Your BARA Board Members

### Lorie Bradley

Lorie Bradley joined the Board of BARA in May 2012. She is currently involved in distributing BARA Welcome Packages to new residents and maintaining the bulletin board for BARA at Broadmead Village.

Lorie and her husband, Russ Pym, have enjoyed living in Broadmead for the past 23 years. They appreciate the many features which make Broadmead a desirable place to live: the walking trails and green spaces (including Rithet's Bog), the quiet but convenient neighborhood where they live, and the well maintained properties throughout Broadmead.

Lorie recently retired after 31 years as an optometrist in Sidney, where she practiced with fellow Broadmead resident Jack Williams. She is celebrating her new life by attending Jazzercise classes, walking with Walk Smart Victoria and doing some cycling along the Lochside Trail. She volunteers at two seniors facilities and has also volunteered as a Block Watch co-captain for the past few years. In her spare time, Lorie enjoys sewing clothing, doing embroidery and reading. She and Russ have started a routine of travelling to warm places (Arizona and Hawaii) in the winter time. They enjoy the Victoria area and their garden during the nicer weather.



### Michael Mercier

Michael Mercier has lived in greater Victoria for four years and recently moved to Broadmead. While living in Calgary, he and his wife fell in love with Vancouver Island after a summer vacation here and promptly moved.

The forest setting of Broadmead was a particularly strong draw for Michael. This setting allows him and his family to feel as though they are in a cabin community, while still having the amenities and comfort of city life.

Michael is the father of two girls, both under three years old. He loves to spend his free time with his daughters exploring the trails and pointing out deer, frogs, owls and all the things little ones find incredible, all right outside his front door.

Michael is a corporate lawyer who cycles to his office each day on Lochside Trail. He enjoys spending time exploring the beaches and trails of greater Victoria as well as Victoria's vibrant downtown. He is also an avid outdoor enthusiast. His favourite activities include hiking, camping, cycling, fishing, kayaking, snowboarding, and ski touring.

Michael joined the BARA Board as he wants to assist with keeping Broadmead a special place for all residents. Having lived in various communities in Victoria, Calgary, Edmonton and Saskatoon, Michael appreciates the uniqueness of this beautiful neighbourhood.



### **BARA MEMBERSHIP RENEWAL FORM** (January 1—December 31, 2013)

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.

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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

Tel. 250 479 4154 | Fax. 250.479.4176

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Rithet's Bog



Mallards

### BROADMEAD BUGLE

Number 2 BROADMEAD AREA RESIDENTS ASSOCIATION (BARA) March 1999

**AGENCY APPOINTMENTS**

The Board has just been told the location of the proposed extension to the Broadmead Park Residents Association (BARA) is now a possibility. The Board has been asked to consider the possibility of appointing an agency to manage the extension. The Board has agreed to consider the possibility of appointing an agency to manage the extension.

**Why you should join**

**WHAT CAN BARA DO FOR YOU?**

**By Barry Merring**

BARA is a not-for-profit organization that represents the interests of residents in the Broadmead area. It is a registered charity and has a long history of providing services to its members. BARA is a not-for-profit organization that represents the interests of residents in the Broadmead area. It is a registered charity and has a long history of providing services to its members.

**BARA Meetings**

General Meeting  
 - 19th March  
 - 7.30pm  
 - Broadmead Park  
 - 11th Royal Oak Drive  
 - 11th Royal Oak Drive

**8 March**

