

BARA Bugle

BROADMEAD AREA RESIDENTS' ASSOCIATION

FALL 2016



The dedicated stewards of Lohbrunner Park



2016 Community Day: a Broadmead success



Rithet's Bog Update

Bugle Production & Distribution

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President's Message

The Broadmead real estate market has been very active. In my immediate area, we have noticed the departure of some of our older long-term residents and welcomed the arrival of younger residents, some with family and some newly retired.



I am sad to see the departure of our older long-term residents. All were strong supporters of the qualities and values that make Broadmead unique. In some cases, they were the original purchasers of a newly constructed Broadmead home and were historians of their part of the Broadmead community. They provided fabric and texture to our neighborhood living experience and helped make the neighborhood a community. All were attracted to and enjoyed the planned community vision of Broadmead and many supported BARA's covenant management work as a way to preserve that vision.

Our Community Day Membership Display described the Broadmead vision in these terms: beautifully designed and landscaped homes, preservation of environmentally sensitive natural features, premium location, integration of housing with the west coast landscape, tranquil neighbourhoods, uncluttered streets, generous walking trails, open green spaces and convenience of location.

That vision is protected by the Saanich zoning provisions that restrict the area to single family dwelling use. Broadmead is excluded from the legal secondary suite permit area. The restrictive covenants registered against each property permit single family dwelling use only, prohibit the operation of a business and regulate issues such as parking on the property and property redesign.

We welcome our new residents and offer a big "Hello". In a hot real estate market, transactions move quickly. Sometimes the realtors or the conveyancing lawyer or notary do not provide a copy of the registered covenants affecting the property.

Our membership director Bonny Stedman endeavors to meet with every new household, introduce them to the community and provide the newcomer with an information package that will include a copy of the restrictive covenant registered against the newcomer's property. It is important and helpful information.

I encourage all our residents to join BARA and support our efforts to maintain the qualities of our community that led you to choose Broadmead as a place to live.

Broadmead Area Residents' Association

Executive

President:	Bob Isbister
Vice President:	Doug Baer
Treasurer:	Neil MacLean
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Covenant Corner

How BARA responds to neighbourhood issues



You may wonder why a trailer or a commercial vehicle has been sitting in a driveway for a long time or an illegal suite continues to be rented.

BARA urges residents to talk to their neighbors about the issue if at all possible. Sometimes concerns can be resolved with a “friendly conversation” without BARA’s involvement. BARA does not police our community or initiate complaints.

Covenant Violation Resolution Process

Check your copy of the applicable covenant and determine if it relates to the dispute. BARA can easily and quickly provide a copy of the relevant covenant provisions.

E-mail info@broadmead.ca and BARA can arrange to send that information and its preliminary comments. All complaints to BARA are kept confidential. BARA does not become involved without a written complaint and a specific complaint address.

BARA will determine the applicable zoning provisions, search the title of the properties, and obtain a copy of the applicable restrictive covenants. Two members of the Covenant Committee will meet with those concerned to work toward a resolution.

As well, BARA will explain the zoning breach complaint process and encourage the complainant to contact the District of Saanich if the matter is covered by a zoning or other municipal bylaw.

It may take several visits to contact residents. BARA has occasionally discovered that the home is not owner-occupied. (BARA will endeavor to get the tenants to conform to the property restrictions; but, the owner bears the ultimate responsibility.)

BARA remains objective during the process. Two members of the committee attend each meeting. Events are confirmed, and the issue is discussed and advice given in e-mails to the parties. Where there is a stalemate, BARA recommends that residents consult their own lawyers for advice or retain a professional mediator. BARA strives to follow up and assist in a timely manner



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A History of Rithet's Bog



Rithet's Bog was part of the larger Dallas and Rithet Estate farms during its early years. It was cleared and drained to grow forage and silage crops, first to support R.P. Rithet's thoroughbred race horses, and later, the dairy cattle of the Burges and Burkinshaws, who leased the land from Rithet Consolidated Ltd. The Rithet's Bog parcel was subdivided in 1954 from the larger farm, and bought by Jack Burge, who continued dairy farming.

Jack Burge put the Bog up for sale in 1965. The Victoria Natural History Society, and a citizen's group called the Committee for the Rithet Lowland Park, urged Saanich to purchase the site, but council voted down the proposal. Broadmead Farms Limited then bought Rithet's Bog. There were several proposals for development of parts of the property between 1965 and 1994. All were rejected because they adversely affected the remaining Bog. The Bog was designated Agricultural Land Reserve and floodplain during this period, which also helped restrict development. The west end and north side were leased to farmers who grew potatoes and vegetables, while the east end and south side returned to wild states.

Saanich appointed a citizens' task force to help Saanich acquire Rithet's Bog as parkland in early 1990. The group was incorporated as the Rithet's Bog Preservation Society, with the understanding that it would participate in park management when Rithet's Bog became a park. The Guinness family, now sole owners of Broadmead Farms Limited, constructed the original perimeter trail, and then donated Rithet's Bog to Saanich in September of 1994. Rithet's Bog was zoned P5 Conservation Zone in 1995, and became a nature sanctuary, the final step in 30 years of effort to preserve it as a park.

Members of the Guinness family attended the dedication ceremony for the transfer of ownership to Saanich. Local biologist Dr. Nancy Turner said in a speech, "All of us are deeply grateful. Our work isn't finished, though. We need all the help and support we can get in our new caretaker role."

This is an eloquent description of how fortunate we are to have a treasure like Rithet's Bog in our community and also of the responsibility we have to maintain this park for future generations. The Society was renamed the Rithet's Bog Conservation Society in 1997 to reflect its new role of conservation and restoration.

- Russ Pym



Taking Care of Nature:

The Stewards of Lohbrunner Park

Broadmead residents John Emes and Glenn Dolding are never at a loss of what to do with their spare time. Clearing fallen branches, cleaning out garden waste, and uprooting and disposing of invasive plant species are part of their daily chores.

But it's not their own yards that reap the benefits of their efforts: John and Glenn are the volunteer lead stewards for Lohbrunner Park, a tiny jewel of just over 1 acre that is literally in their backyard.

The park is the reason John purchased his home, sight unseen, 10 years ago. "I was waiting for the real estate agent and took a stroll around the pond. When I returned, I said I would take the house because I wanted to live next to this wonderful park," John says.

Glenn moved in five years later. "We started to work together and found we could clear out a sizable spot together in two or three hours," he says. That partnership now includes digging out Yellow Flag Iris which forms huge mats on the pond, reducing its available water surface, cutting down the Himalayan Blackberry tangles in the trees, and pulling out English Ivy and Daphne Laurel, an evergreen shrub with highly allergenic sap.

"Our biggest job by far is ridding the park of invasive species. A great deal of it has arrived when people dump their garden waste rather than disposing of it properly. What they don't realize is that garden waste doesn't just decompose quickly and vanish. It contains toxic lawn and garden chemicals, invasive plants and seeds, and it chokes out the native plants on which it has been dumped," says John. (Yard waste can be disposed of free of charge at the Saanich works yard on Borden Street.)

Their second biggest task is keeping the pond from filling in. "We once spent a whole day emptying the pond of tree branches, large rocks, and stones, only to have a group of teenage boys throw them all back in again," says John.

Pulling Together Helps Get Work Done

John and Glenn are also aided in their work by a \$500 small Sparks grant from Saanich Parks and the Saanich "Pulling Together" volunteer program co-ordinated by Jenny Eastman. "We welcome volunteers of all ages and abilities to help care for their local parks. The work that John, Glenn, and other neighbours have done has made a tremendous difference to the health of the ecosystem at Lohbrunner Park," she says.

Saanich Parks is very responsive to their requests for assistance. "They will come and get all the invasive species' debris that we can clear during one of our two to three hour work blitzes. The grant allows us to buy native plants, proper garden tools for our work, and we can provide refreshments when we host a group cleanup," says John.

"It's a great way to meet your neighbours and we can see the results of our hard work - as more and more wildlife is returning to the pond. I counted 35 pair of wood ducks one day, and we have had owls nesting there over the past summer. It is such a joy to have this park nearby," says John.

"When I walk in the park with my two-year-old granddaughter Adelyn, she keeps herself busy picking up sticks from the path in "Grandpa's park." "I am thinking of getting her a bright yellow t-shirt to match the ones John and I wear as Saanich Pulling Together volunteers," says Glenn.

Pulling Together volunteers are active at several other parks in Broadmead. To learn more about volunteering to care for your parks visit: <http://www.saanich.ca/EN/main/parks-recreation-culture/parks-natural-areas/volunteers-for-pulling-together>.



October, 2016



Dear Broadmead Residents,

It is my privilege to contribute regularly to the BARA Bugle. I represent the constituency of Saanich South and am your Member of the Legislative Assembly of British Columbia.

What I do as an MLA can be summarized in four points:

1. Listen to constituents like you to better understand your experience and viewpoint with respect to matters of provincial government responsibility;
2. Assist constituents who have issues with actions taken by the provincial government or who personally need assistance from the government;
3. Propose government actions and, as an Official Opposition MLA, criticize actions of the governing majority party as necessary;
4. Organize public events and other activities to help constituents work together to improve our shared quality of life.

For examples of how I do all of this work (dating back to when I was first elected in 2009) please visit my constituency website: www.saanichsouth.ca.

In this issue I would like to share with you a little more detail about the work which falls under the fourth point.

In October I organized or co-sponsored three different public events:

- Housing affordability – What solutions should we consider for the problem that there are increasing numbers of people who are struggling to find decent housing in our community. For many this is a crisis as seen in the region's 0.6 per cent vacancy rate and this year's "Tent City" in downtown Victoria.
- Medical Cannabis – Breaking past the hype and stigma: when should medical cannabis be considered for use and under what conditions is it legal?
- Accessing Community Gaming Grants – what kind of community groups are eligible for these funds, how much is available and what is the best way to access them?

If you would have liked to attend any of these events but did not hear about them, please contact my office.

I would also like to tell you about an upcoming event, taking place on Saturday November 26 titled "We Love Watersheds".

The goal of the event is to learn about the importance of watersheds and celebrate our neighbours who are volunteering to restore and protect them. One important watershed for Broadmead is the Colquitz which is part of -- and of inseparable importance to -- Rithet's Bog.

We are planning a 'locavore' menu, featuring food grown or raised locally. This is multi-generational event: people of all ages are welcome. The adults can hear from local expert speakers and youth educators will provide fun activities for the kids.

If you would like more information about the event, please visit my website or call my office.

Warm regards,

Lana Popham, MLA Saanich South

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4085-B Quadra, Victoria BC V8X 1K5

Community

BARA Community Day at Broadmead Shopping Centre

Thank you to everyone who attended the Broadmead Area Residents' Association seventh annual community day at the Broadmead Shopping Centre on Sunday, September 11, from 11 a.m. until 2 p.m. Special thanks to Thrifty Foods Manager Gord Simons and Assistant Managers Kymm and Keith for helping us make Community Day a success.

Visitors enjoyed the information booths hosted by local community organizations. Saanich Police and Saanich Fire Department provided vehicles for residents to tour. Children's entertainment included games, face painting, and two bouncy castles. Broadmead Centre merchants offered items for sale on the sidewalk outside of their stores. Local musicians, the Armstrong Woods Band, provided lively music to entertain the people who sat and enjoyed the sunshine.

Thrifty's once again supplied free hot dogs and cookies, while Starbucks supplied coffee.

BARA volunteers staffed a membership and information booth detailing the history of the Broadmead residential development. The original 3-D model was also on display and residents enjoyed placing their individual homes into the context of the development as a whole.

Save the date of September 10, 2017 for BARA's next community day as Broadmead celebrates its 50th anniversary!

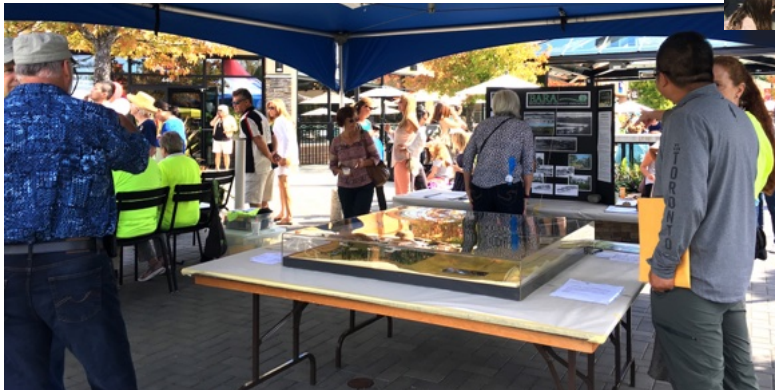


Day 2016!

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Armstrong Woods Band and the Broadmead Connection

As you wandered the plaza on Community Day this September, you no doubt heard the irresistible strains of “Rescue Me” and “Proud Mary” wafting through Broadmead Village. We have the Armstrong Woods Band to thank for their deft and spirited renditions of those and many other blues, rock, and country hits. The band, inspired by lead vocalists Ashley Armstrong and Heidi Woods, played their first gig at Hermann’s Jazz Club in 2012, and has been performing in both large and intimate venues since then. Today, its five instrumentalists are Roger Plant, lead guitar; Damon Hughes, rhythm guitar; Aron Bird, bass guitar; Don Stewart, drums/percussion; and Phil Symington, keyboards. It’s a big combo, with a big, bold, engaging sound.

I had the chance recently to chat with band member—and Broadmead resident—Damon Hughes about his history with music, the band, and Broadmead.

At 12, he studied guitar for one year at the Royal Conservatory, taking it up again for a time while at university. In 2009, he and his wife Kimberley moved with his family from Squamish to Victoria. The musician mother of one of his daughter’s classmates saw Damon’s guitar resting idly in the corner at the Hughes house and asked if he would like to play in her weekly band jam—fun, no pressure. He took her up on it and “loved it.” Spurred on, he continued, in time gaining his spot with Armstrong Woods. It’s the story— not unusual but always special— of rekindling an old passion that burns brighter the second time.

The band practices every week—a difficult juggling act for seven people with differing schedules, jobs, children, the works. Damon says that a big part of being in a band isn’t even about the music; it’s the co-ordination: the planning and organizing of gigs, setup, building of relationships, and getting the word out.

Armstrong Woods was delighted with the Broadmead plaza and gazebo as a performance venue. And the Hughes family is delighted with living in “the forest” that is Broadmead, surrounded by wonderful neighbours and a growing number of young families. The band can be contacted at bandontherun.biz/.



BlockWatch

Holiday Season Safety



The Holiday Season sees an increase in personal and on-line shopping. The Saanich Police Department is offering the following security tips to get you through the holidays safely.

Online Shopping

Online identity theft and financial fraud increase during the holiday season, and criminals have sophisticated schemes to part you from your money.

Avoid using public computers and wireless networks. Do not open unsolicited email.

Shop only with familiar and/or reputable online sellers. Start at a trusted site rather than shopping with a search engine. Cyber-criminals push malicious websites to the top of keyword search lists. Examples: "holiday sale" or "year end specials."

Deals too good to be true are most often SCAMS.

Don't be in a rush. Careful review of a website can prevent misdirection and malicious activities.

When you click the checkout button, you will be required to enter your personal and credit card information. Reputable online companies provide secure websites to protect your personal information by displaying HTTPS:// (instead of just HTTP://) in the website address line at the top of the page.

Use a very strong password that includes a combination of numbers, capital and small letters, and other keyboard characters — e.g. "* StoreName####

If you're uncomfortable entering your credit card information on the internet, call the seller and provide the information over the telephone. Never enter personal information into popup windows.

Print the transaction and check the goods when they arrive to make sure it's the right stuff.

If something is wrong, address it right away. Contact your credit card company and/or the seller and try to work it out. Regrettably, most online transactions require you to pay in advance.

Parcel Theft

Parcel thefts are crimes of opportunity. Thieves will follow or watch for delivery trucks and then target a home after a delivery. Parcels are often simply left at the home's doorstep and in plain view of the street. Here are some tips to keep your parcels safe:

Track your shipment.

All major delivery companies offer package tracking, and some provide free alerts letting you know where your package is in the shipping process. Choose a shipping option that requires you to sign for delivery.

Arrange to have the package shipped to a location where someone can receive it — your workplace, a trusted neighbour, etc. Or, ask the delivery service to hold your package for customer pickup at its local shipping facility. If these are not viable options, ask to have the package placed in a discreet location.

Ian Gibbs, Saanich Block Watch




Paul Moloney
President

1128 Faithwood Place,
Victoria, BC V8X 4Y6

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Email - pmoloney@telus.net

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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.

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Broadmead Talk

Emily Carr Park has been a hit with parents and small children throughout the summer and fall. The landscaping is now filled in, which makes the park a wonderful addition to our community. BARA appreciates participating in its planning and contributing to the cost of two picnic tables. We will be meeting with Saanich Parks to discuss preliminary ideas regarding some upgrading to McMin Park. Stay tuned.

Saanich Matters

Susan Brice - Municipal Affairs
- Saanich Councillor



Traffic is an issue residents often raise when I meet them at the Broadmead shopping centre. Our streets have become increasingly congested over the past several years. When we see the additional traffic on Royal Oak Drive, Emily Carr Drive, and numerous other streets, we wonder about its cause. A lot of this traffic is a result of growth in the Western Communities, Saanich Peninsula, and people travelling to UVic, Camosun College, downtown, and other activities. Every community is affected by decisions made in neighbouring jurisdictions.

The CRD is hoping to make transportation a regional service so that we can plan regionally for automobiles, cycling, walking, and public transit. While there was considerable discussion regarding the pros and cons of amalgamation at the time of the last municipal election, it did seem that almost everyone agreed better transportation planning was needed across the Capital Region District.

Further to transportation: many Broadmead residents use Wilkinson Road, and the closure (due to the bridge replacement) has been a major inconvenience. Wilkinson Road will be open again in November. I know this will be welcome and the new bridge, which is seismically capable of withstanding a major earthquake, is an asset to our community.

We are now into the stormy season. If a tree on public property falls, please call 250-475-5522 during the day or 250-475-6190 after 5 p.m. Call BC Hydro at 1-800-224-9376 to report trees or branches on hydro lines. Trees on private property are the property owner's responsibility. Public safety and ensuring that major roads are open for emergency services are the highest priorities.

Congratulations to the municipality of Saanich! It has been recognized as one of the greenest cities from an international environmental organization. Broadmead residents live in this community because of its natural environment, and its network of walking and cycling trails, proximity to public transit, and its strong volunteer stewardship component.

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Help BARA welcome new home owners to our community

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Just send us an email at info@broadmead.ca with their address, and we will personally make sure that they are welcomed into our wonderful community.

Welcome New Board Members

Don Gamble is a principal and senior environmental planner with Gold-er Associates Ltd. He is a registered professional planner and biologist with a background in natural resources management. He is responsible for managing environmental assessments for major projects within the industrial sector. These assessments include water supply, power, oil and gas, mining, transportation, and municipal infrastructure that are subject to regulatory review.



Don and his wife Elspeth moved to Broadmead in 2011 from the Vancouver area. They enjoy its unique mix of forested walking trails, parks, Rithet's Bog, and its scenic viewpoints of agricultural landscapes. He and Elspeth lived in the lower mainland for more than 30 years and Don has travelled to various parts of the world. Don and Elspeth moved to Broadmead pre-retirement, to secure a home within a well-designed and managed community that they plan to enjoy with their families for the next several decades.

Don joined the BARA Board in the spring of 2016 to share his environmental planning background and his commitment to maintaining and preserving Broadmead's natural and community amenities.

Building Permits Benefit Broadmead

Broadmead is zoned for single family residential use. It is not included in the secondary suite permit area. For these reasons, Saanich will not issue a building permit for a secondary suite in Broadmead.

Secondary suites raise a host of issues as they:

- Are inconsistent with our community vision and the expectations of our residents.
- Lead to bylaw enforcement action that affects the tenants and financially penalizes the owner-resident.
- Create disclosure issues when the property is listed for resale.
- Produce a re-occurring problem for new owners who wrongly assume that the suite is permitted.

We have seen situations where a new owner had to sell because the anticipated revenue stream from the illegal suite did not materialize. Sometimes, an unqualified homeowner or carpenter will do the work and create a host of building code violations with potential health risks and structural deficiencies that will require expensive remediation.

BARA advises residents to contact Saanich Building Inspection Services during construction. Your privacy and anonymity are protected. Saanich will check to see if a building permit has been issued for the work on the property and if not, a bylaw enforcement officer will inspect the work and issue a stop work order. This must be done quickly to avoid further costs and prevent expensive remediation work. Help BARA avoid later problems when an illegal suite is rented and we must then address enforcement issues.

JEROME BERGERMAN, B.A., D.M.D.

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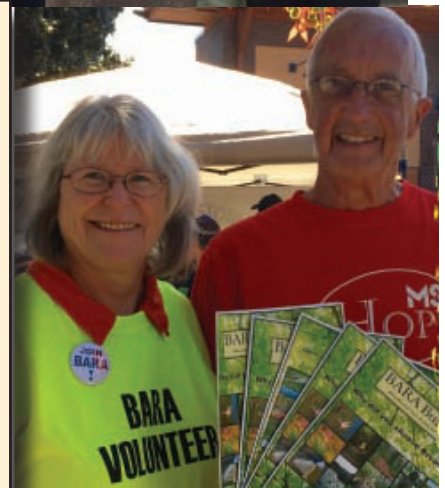


Volunteers in Action



Your Newsletter Needs You

BARA is looking for a few good people to deliver the Bugle, your source for neighbourhood news. If you enjoy a good walk, and the chance to meet your neighbours, why not deliver the Bugle? Several delivery routes are available and we always need spares! Please contact us: info@broadmead.ca



BARA Membership is only \$15 a year.

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With my membership or renewal, I would like to receive:

- ☐ The welcome package: the BARA Bugle, important information about Broadmead, and our publication, *The Broadmead Story*
- ☐ The Broadmead Story

I am most interested in my membership fees funding:

- ☐ Legal challenges to secondary suites
- ☐ Community Day events
- ☐ Candidates' or other public interest meetings
- ☐ Other: _____

I would like to:

- ☐ Become a board member
- ☐ Contribute to the BARA Bugle newsletter
- ☐ Be a Bugle carrier, spare or regular route
- ☐ Promote membership
- ☐ Participate on the Covenant Committee

RIGHT NOW, you can complete this form and pay by cash or cheque! Go to broadmead.ca and look for **Membership/Renewal**, and if using PayPal, please continue to the second page to complete your payment.

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Your email and payment options are used only for membership. To update or enquire about your membership, please email info@broadmead.ca