

SPRING 2021

# BARA Bugle

**Michael Nixon: The Mind Behind  
Broadmead's Daring Designs**

**Photo Essay:  
Homes Built Into the Landscape**

**4590 Lochside Proposal  
A Matter of Community Values**





*Lara Bella*

**BEST BLINDS  
&  
WINDOW COVERING**

WWW.LARABELLA.CA  
+1 604-629-9988  
INFO@LARABELLA.CA



**Wiseman & Mills**  
CHARTERED PROFESSIONAL ACCOUNTANTS

**Murray Wiseman, B.Comm, CPA•CA, IFA, CFF**

Tel: 250.744.3543  
Fax: 250.744.3546  
murray@wisemannmills.ca

102 - 4430 Chatterton Way  
Victoria BC V8X 5J2  
www.wisemannmills.ca



**artsee**  
eyewear  
*Anything But Ordinary*

Broadmead Village  
777 Royal Oak Drive  
(250) 881-8252  
AnythingButOrdinary.ca

Book Your Next Eye Exam With One of Our Optometrists



CARL HANSEN & SØN  
DESIGNER FURNITURE

**gabrielross**  
ALWAYS AUTHENTIC

2500 rock bay ave. Victoria, BC  
250.384.2554 • grShop.com



**We welcome new  
volunteers and/or  
new members.**

For more information please  
contact us at:

www.facebook.com/rithetsbog/  
email: info@rithetsbog.org  
website: www.rithetsbog.org

*Rithet's Bog  
Conservation  
Society*



**ROYAL LEPAGE**  
Coast Capital Realty  
INDEPENDENTLY OWNED AND OPERATED

FOR ALL OF YOUR REAL ESTATE  
NEEDS, CALL YOUR BROADMEAD  
RESIDENT REALTOR!

NOBODY WILL WORK HARDER OR  
MORE PROFESSIONALLY ON YOUR  
BEHALF.

**MARY BROOKES**  
DIRECT: 250-889-2621  
mbrookes@shaw.ca  
MaryBrookes@RoyalLePage.ca

2017 **MLS® GOLD AWARD**  
VICTORIA REAL ESTATE BOARD

## Broadmead Area Residents Association

**President:** Doug Baer

**Vice President:** Wayne Neumann

**Treasurer:** Larry Statland

**Secretary:** Ann Wilson

**Contact BARA:**

info@broadmead.ca

**Directors:**

Nancy Craig  
Eleanor James  
Lynne Jordon  
Tony Matergio  
Jim Pearson  
Ross Taylor  
Nathan Nankivell

**Bugle Production & Distribution:**

**Managing Editor:** Beverley Merson

**Layout Manager:** Bruce More

**Graphics Contributor:** Nancy Craig

**Photographer:** Stephanie Hull

**Copy Editor:** Eleanor James

**Advertising:** Ross Taylor

**Distribution:** Nancy Craig, Barb Lawton  
and 35 carriers

## About the Cover

Beverley Merson

The map portion of the cover is a scanned copy of the 22" x 18" diagrammatic map that shows all of the Broadmead developments that comprised the 715 acres amassed by Gordon Rolston. The map was hand-drafted by a succession of Broadmead Farm Ltd.'s draftspersons who continuously updated it as the homes and projects were developed. The map was started in 1970 and completed in 1992.

The faded gradient overlay is a current satellite image of the area shown in the map. Cover image credit: Joanna Merson, Cartographer, University of Oregon, InfoGraphics Lab.

Note: The areas known as "Donwood," "Faithwood," and "Pheasantwood" were not part of the land developed by Broadmead Farms Ltd. They were, however, developed in harmony with Broadmead and are subject to statutory building schemes that mirror those in Broadmead.

## President's Message

Doug Baer

The Broadmead Area Residents' Association held its first ever virtual Annual General Meeting last fall, having deferred the regular April meeting until that time. We cannot say for certain when the 2021 AGM will be held, but we would like to return to an "in person" format if at all possible. If we are unable to schedule the meeting in the fall of 2021, we will hold it early in 2022.

The proposed development at 4590 Lochside Drive, the subject of a separate article in this issue of the *Bugle*, has occupied a great deal of the attention of BARA volunteers this year. In response to a request from Saanich Planning and on the basis of a large number of negative emails it received from its members, BARA took the position that it was opposed to the project as then presented (little has changed since then). We are very concerned about the negative impact we believe this development will have on the Lochside Trail, especially for cyclists. We expect the development to go to Saanich Council within the next few months. Please check our web page regularly for up-to-date information. For those wishing to write to Saanich Council, we will share information regarding the date of the public hearing on the BARA website.

In addition to BARA's opposition to the 4590 Lochside Drive development, a group of concerned residents has formed to oppose the development. The group submitted a petition with 408 signatures from residents throughout the CRD opposing the rezoning and subdivision to Saanich collected trailside over a period of two weeks. This group can be reached at rethink4590lochside@gmail.com.

Saanich School Board (SD-63) has voted to support an agreement with the 4590 Lochside developer to add a drop-off/pick-up driveway up against the Lochside School parallel to Lochside Drive (where there is now an open field, a sandbox play area, and lunch tables, which will all be eliminated). As part of this project, there will be small net loss in parking positions for parents (and staff) at the school, and traffic will be drawn down the Lochside trail (entering the driveway where the fire lane is now located and exiting closer to Royal Oak Drive).

Is adding a drop-off driveway right along the edge of the school a good or a bad idea? Should BARA take a position on this change in front of the school board? We welcome your comments at PresidentBARA@gmail.com.

## Editor's Corner

Beverley Merson

The focus in this issue of the *Bugle* is on the historical development of Broadmead. We reintroduce *The Broadmead Story* publication which some of you may remember, and which is distributed to new Broadmead residents by BARA.

Michael Nixon is featured as our Broadmead Notable. We in Broadmead owe him a debt of gratitude for his sensitive and daring designs as the Chief Broadmead Designer. When it was being developed, Broadmead was unique in that other developers just cleared the land and built on it with no respect for the landscape and the importance of a green environment. We live in the legacy of his work which has shaped Broadmead, and it is a pleasure to introduce the man behind these designs.

Broadmead was one of the first developments to have underground electricity and telephone utilities. Currently, there are many utility boxes in our region, and there is a growing trend of beatifying them. Curiosity about the wrapping of boxes led to the article *Utility Box Wrapping*.

Nancy Craig's photo essay shows examples of Broadmead homes sculpted into the landscape, and the *Building a Closet Over Rockface* article is an example of an unexpected challenge to homeowners whose home is built against and over rock.

For those Broadmead residents who for one reason or another are faced with or thinking about moving to smaller dwellings, there is an article on *Downsizing*.

The *Summer Exploration* article is offered as an educational diversion to help residents find some of Broadmead's treasures. The idea came from neighbours who were looking for novel activities.

Through Dr. Doug Baer's Presidents Message, you can see how hard he and the Board are working for you. And, very importantly BARA has an informative spread on the 4590 Lochside Drive, development proposal. I urge you to read this as it will be up before council in the near future. This is an opportunity for you to decide whether or not it fits with your community values.

Thank you to Bruce More, for his skill, patience, and creativity that he has put into this *Bugle*; to Nancy Craig for her photo collage, and her sharp eyes and distribution work; to Ross for his committed pursuit of ads; and to Eleanor Wallace for her copy-editor skills and ever readiness to provide feedback. Final thanks go to the regular contributors Stephanie Hull, Russ Pym and Larry Statland.

Wishing all you readers safe and calm times ahead.



**Worry is imagination misplaced.**

## New Board member Nathan Nankivel



Nathan is a career public servant whose work focusses on economic development, innovation, and the growth of the technology

sector in B.C. Nathan and his family have lived in Broadmead since 2017.

You've likely seen them around the neighbourhood walking their dog Pixie, a mini Australian Shepherd. When not working, you'll find the family hiking, biking, or generally enjoying the outdoors. The family's favourite things about Broadmead are the trail networks, all the green space, close proximity to fantastic amenities and schools, and the amazing neighbours and friends they've met since moving here.

## Saanich Councillor, Susan Brice To my Broadmead Neighbours:



I'm pleased to bring you up to date on recent Saanich Council business. Council has been deliberating hard on the budget. As always, it's a challenge to balance community needs with property taxes. An approved project of interest to our neighbourhood is the replacement of the Saanich Fire Department Hall #2 located at 4595 Elk Lake Dr., west of the Pat Bay Highway.

Another infrastructure project to be completed by July, has already started on Royal Oak Ave: an upgrading of the existing sidewalk on the north side from Chatterton Way and at the intersection. This will fill the gaps in the sidewalk network, and give residents more mobility options.

Saanich Council had previously approved my proposal to ban single-use plastic bags in the municipality. Even before the official bylaw was to be passed, the majority of us were using reusable bags. Then the pandemic hit, and a public health directive stopped their use. Well, we're back on track, and Council will give final approval to the bylaw on June 21. This is good news for the environment, and I'm delighted to see that most of us are already bringing our own bags again as I shop at Broadmead Village Shopping Centre.

Saanich Council meetings have proceeded throughout the pandemic; the only difference is public participation, which is conducted by phone. If you wish to address Council, I encourage you contact us via email [council@saanich.ca](mailto:council@saanich.ca) or phone 250-475-5501.

Best wishes everyone for a healthy spring and summer.

## Reintroducing The Broadmead Story

Beverley Merson

*The Broadmead Story* is a publication which chronicles the development of one of the finest communities, anywhere. It debuted in January 2001 and was written by Grania Litwin who has been a Broadmead resident for 45 years. It had been available to Broadmead residents over time and was reprinted in 2016.

A free copy of the story is included in every welcome package to new homeowners in our unique development.

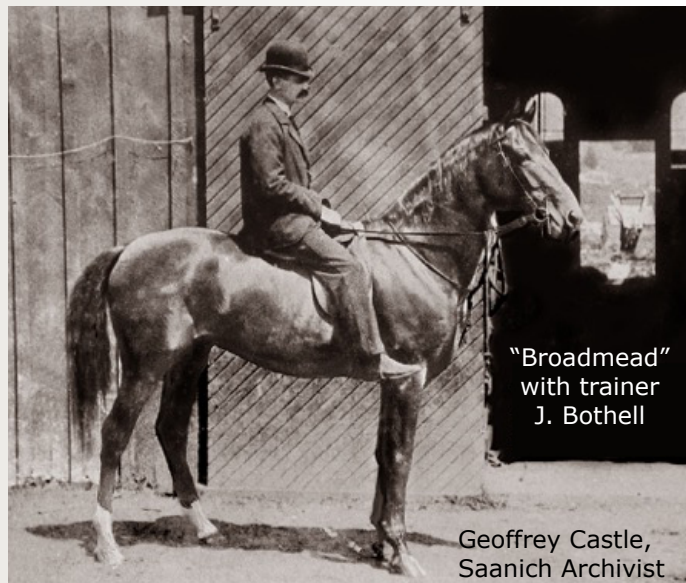
*The Broadmead Story* briefly reviews the pre-residential history of Broadmead Farms from 1852 to the start of development and identifies key players such as the "visionary Gordon Rolston". It recounts stories from the 1940s to the 1960s, and quotes Chief Project Designer, Michael Nixon on this community's development trends.

The publication features many interesting facts including:

- which company once owned most of the land that is now Broadmead,
- why Broadmead is the largest development in the Capital Region,
- which road people skied down during two particularly hard winters, when people also skated on Rithet's bog,
- why is our community called Broadmead,
- statistics of multifamily dwellings, duplexes, and single-family residences,
- what kind of flora and fauna thrived in the bog in the early years,
- which award in the city was given to Broadmead for excellence in land use planning,
- from how far afield did planners and advisors come to see the development.

If you are interested in a copy and did not receive one, please contact [info@Broadmead.ca](mailto:info@Broadmead.ca).

Copies are \$7 each. Limit one per household.



"Broadmead"  
with trainer  
J. Bothell

Geoffrey Castle,  
Saanich Archivist



# Green Spaces: Lohbrunner Park, A Hidden Gem

Larry Statland

One of the defining characteristics of the Broadmead neighbourhood is the retained greenspace that was part of the original development plan. Broadmead is home to 17 parks and linear trails which comprise more than 20% of the total land base (more than 60 hectares). These interconnected natural areas create opportunities to walk and explore. A beautiful spot worth discovering is Lohbrunner Park.

Lohbrunner Park is nestled inside the curve of Donwood Drive with trailhead access off Copsewood Place. The park is about half a hectare in size and has a level gravel trail that circumnavigates the pond. Along the western edge is a rocky outcrop covered in lush licorice ferns, and in the south-eastern corner is a shady open area with a picnic bench.

Broadmead residents and Saanich park stewards, John Emes and Glenn Dolding help to maintain Lohbrunner Park. They contribute their service through the Saanich Parks' volunteer program *Pulling Together*. Pulling Together volunteers help:

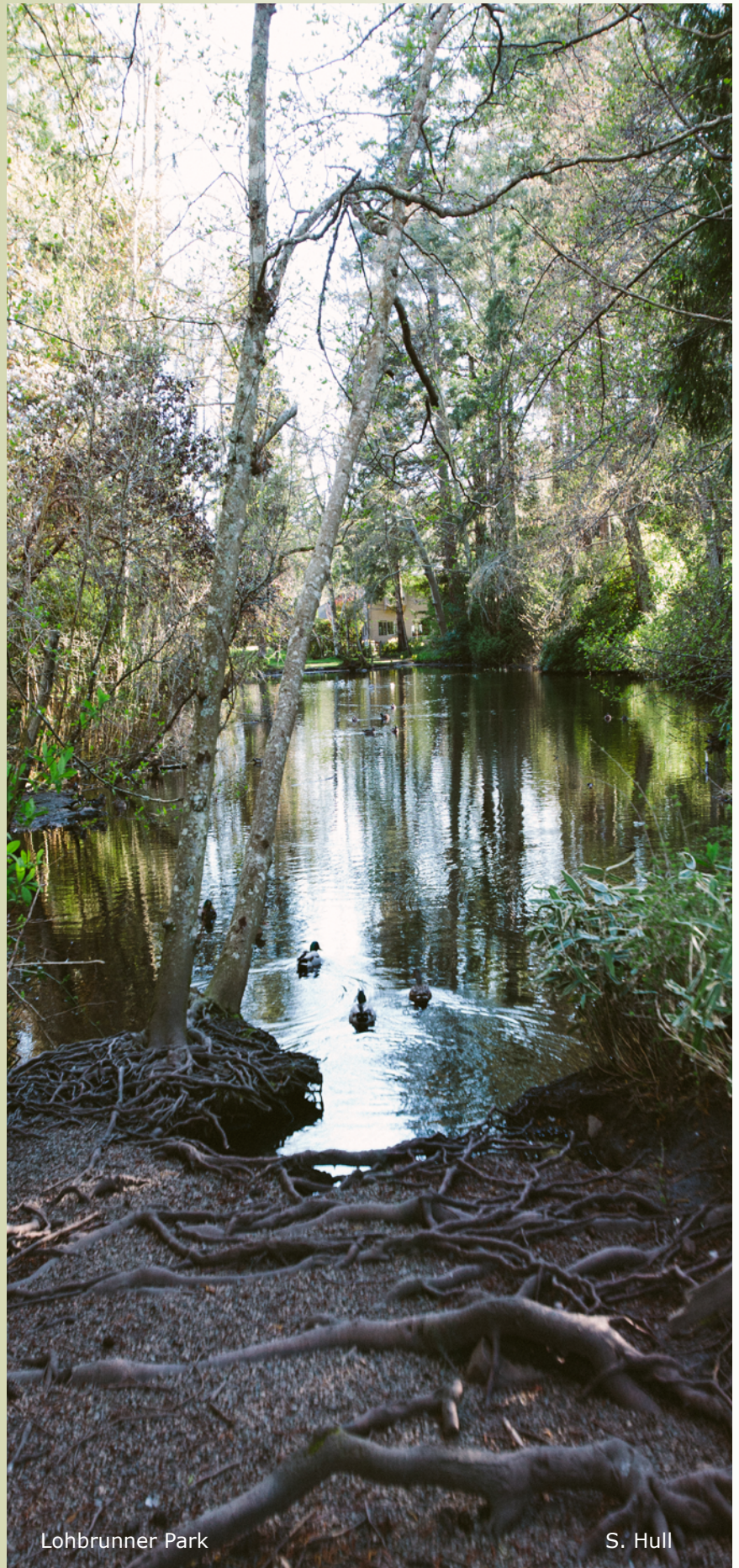
- remove invasive species.
- plant native trees and shrubs.
- improve wildlife habitat.
- plan and monitor the progress of ecological restoration work.
- educate others about parks, invasive species, and ecological restoration.

One of the challenges John and Glenn face is common to all the greenspaces in Broadmead. Although these park areas are a valuable shared natural asset, adjacent neighbours may be unaware of the damage caused by yard waste disposal into the parks such as clippings, leaves and needles, coarse woody debris, sod, root balls, and depleted soil. Dumping smothers native vegetation and introduces non-native invasive plants into our natural areas. Next to habitat loss, invasive species are the prime threat to biodiversity. Dumping in Saanich Parks is contrary to the Parks Management and Control Bylaw: 1997, No. 7753.

Lohbrunner Park has infestations of St. John's wort, periwinkle and English ivy. Once established, these species are difficult to control, and it is hoped that Broadmead residents will remain vigilant about protecting our greenspaces.

If you are interested in helping care for a Broadmead area park contact: Saanich Parks  
Phone: 250-475-5522  
Email: [parks@saanich.ca](mailto:parks@saanich.ca)

For additional information e-mail BARA at [info@broadmead.ca](mailto:info@broadmead.ca)

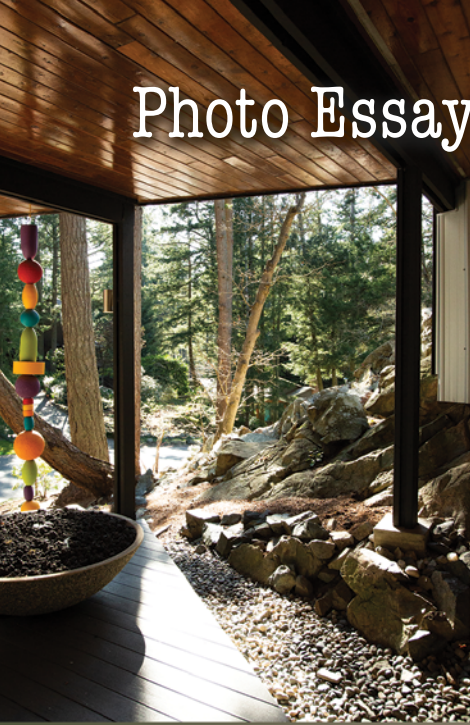


Lohbrunner Park

S. Hull



# Photo Essay: Homes Carved into the Landscape



Photos:  
S. Hull  
B. Merson  
Collage:  
N. Craig



# Rithet's Bog

## South Perimeter Ditch Restoration Project

Russ Pym

The South perimeter ditch is located beside the trail on the south side of Rithet's Bog, below the Foxborough townhouses, and 500 metres southwest of the Fir Tree Glen entrance. It is part of a drainage ditch system that was installed in the late 1960s to divert high-nutrient surface water away from the central bog. The South ditch project is restoring a 50-metre long section which has become overgrown by reed canary grass and filled in with sediment.

The ultimate purpose of this project is to create a functioning ecosystem that can provide habitats for a wide variety of native plants and animals. We hope to see the ditch populated with three-spined stickleback, Pacific chorus and red-legged frogs, salamanders and newts, dragonflies and damselflies, water striders, backswimmers, and other small aquatic species.

Recent work in Great Britain and Europe, spearheaded by the Freshwater Habitat Trust (<https://freshwaterhabitats.org.uk/>), on the



Vegetation Obscuring Ditch

R.Pym

importance of small water bodies has noted that ditches can make an important contribution to aquatic biodiversity.

The South ditch is one of only a few sites in Rithet's Bog that reliably retains standing water during late summer and provides a vital refuge to help aquatic species survive late summer drought. Climate change resilience and maintaining and enhancing biodiversity are increasingly important factors in our restoration work.

Before we started this project, the South perimeter ditch was covered by a tall stand of reed canary grass, an invasive species originally introduced to the site as a fodder crop when Rithet's Bog was a farm. The first photo shows how the ditch was completely obscured by this vegetation. The initial clearing cut this tall grass down to ground level so we could assess the site and plan our next steps.



Dense Mat of Reed Canary Grass

R.Pym

The second photo shows how the reed canary grass had overgrown the ditch with a dense mat of rhizomes and fibrous roots that is 25 to 35 cm thick and floats above 70 cm of water and soft mud. We are currently removing this mat from the ditch to create open water. The third photo shows uncleared floating mat on the left and cleared open water on the right.

Once ditch clearing is complete, we will plant native shrubs such as red osier dogwood and black twinberry on the banks to provide shade and control water temperature. Also, native aquatic species such as yellow monkey flower, water smartweed, Pacific water parsley and marsh cinquefoil will be planted in the ditch to provide a vegetation component to the ecosystem and provide habitat for aquatic animals.



Obscured and Open Water

R.Pym



# Michael Nixon

## Sensitive and Daring Designer and More

Beverley Merson

Michael Nixon, known as the creative mind behind most of the innovative housing projects in Broadmead, was once described as a renaissance man by a close friend.

To chat with him is to be fascinated by tales of his experiences, philosophy, and achievements which are all driven by his creativity. He is a fun-loving, warm, unassuming man who exudes boundless energy.

His home, designed in the shape of a triangle, houses his studio, archives, and photos. A fully functional design of a home shaped to the scale of a CF-101 Voodoo jet adorns the walls which feature renderings of his favorite projects.

Michael, an air force brat, was born in Vancouver in 1945. He was raised across Canada and attended a new school every three years. He eventually ended up in Quebec where language skills were important, yet limiting. As friendships came and went, independence became a strength which led to his final career.

He was employed as an installer/repairman for Bell Telephone after high school graduation but knew the air force was in his blood. While he was accepted as an air crew trainee, his career as a jet pilot ended too soon. As he pragmatically reflects, "I was immature in many aspects." He then joined the BC forest service to become a ranger but discovered, that too, was not the right fit.

An architectural program at Ryerson Polytech in Toronto lured him back east where he discovered the three-dimensional aspect of planning and documentation of design and drafting, skills which he utilized and continuously improved up until the end of his career.

An injury in Quebec during the summer of Expo 67 limited his work and ultimately brought his studies to an end as he could no longer afford the program. He travelled to Victoria and upon his arrival was unable to find employment with local architectural firms. He was hitchhiking to the Associated Cement Company in Bamfield to find casual work when he was picked up by Gordon Rolston who was in the process of amalgamating the 715 acres of land which is now known as Broadmead. They were looking for draftsmen, and once the roll of drawings Michael was carrying was spread across the hood of the car, he was given the "thumbs up".

Gordon offered Michael \$800 for three drafting jobs to be completed in one month, and Michael interpreted this as a "licence to print money and draw, and draw I did for the next fifty years". The 10 years that he apprenticed under Gordon stimulated the creativity that fueled him forever.

During a one-year hiatus when the main sewer line hadn't reached Broadmead, and percolable land for septic fields was unavailable, he was seconded to a local developer to design three apartment buildings in Esquimalt. One was 136 units, then one of the largest in Victoria. He took a construction supervisory role and "paid his dues" to the industry. His return to Broadmead heralded years of expansion and success for the company and the team members who promoted, engineered, and implemented the policies which guide Broadmead residents to this day.

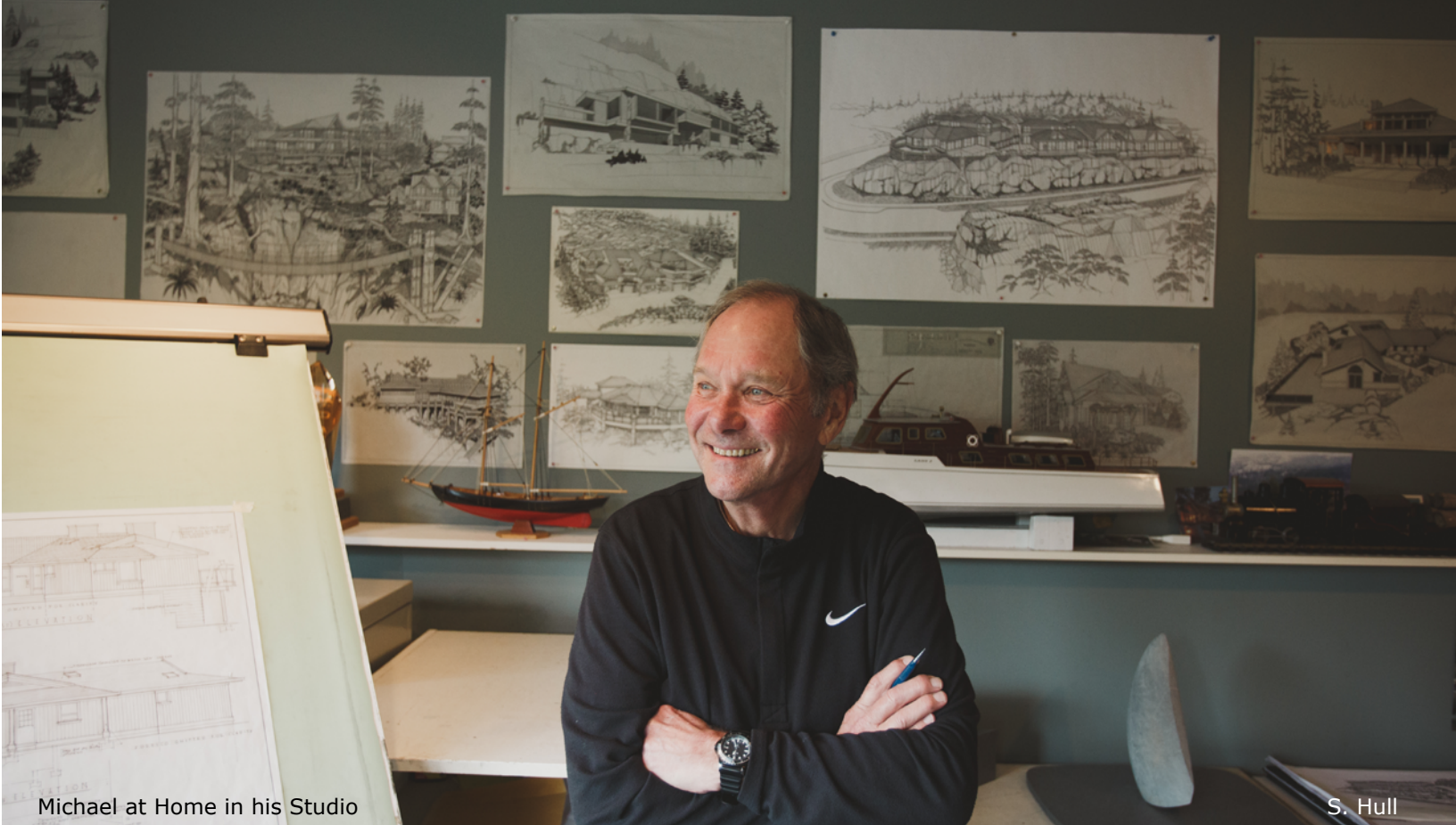
His design department was enlarged to include three draftspersons allowing him to expand his skills in the multi-family and commercial venues. Along with his sales role, he was also the restrictive covenant administrator from 1970 to 1992, a role that did not particularly suit his lack of a "bedside manner". Broadmead launched a number of successful court challenges to residents who broke the covenants and proved that Michael's "iron fist and wisdom of Solomon" would keep the Broadmead covenants secure". He responded to every infraction whether it be a fence, heat pump, tree removal, or paint scheme.



Michael at Home

S. Hull





Michael at Home in his Studio

S. Hull

Broadmead Farms weathered the economic downturn in the early 1980s and recovered in the 1990s which spawned different market trends. Michael was able to create the Broadmead-style townhouse developments including zipper and stacked multi-unit types allowing for the retention of tracts of forest and hillsides. He worked with architects who fortunately were willing to accept/follow his ideas and document them for zoning and construction purposes.

Michael has had a major influence on "The ethos of Broadmead which is derived from three practices, grade, sun, and trees which all seamlessly seem to co-habitat. Add to that the residents' respect for nature and the package is complete."

Michael designed approximately 18 town-house projects as well as numerous single-family homes. I asked which project was his greatest design challenge and which gives him the most satisfaction. He replied, "The six different multi-family developments on Broadmead's south mountain". These are a testament to his daring and sensitive approach to land development and design. He managed to unobtrusively nestle medium-density housing into densely forested and craggy terrain. Even

though he refrained from clear cutting and "blasting the top off the mountain", he was able to incorporate sun and view corridors. "The market loved it."

A favourite story in the early days of Broadmead revolves around the sale of lots. He recounts selling one on Carolwood for \$5,600 in 1968. The purchaser was so worried he'd overpaid that his hand was quivering in anxiety when he shook hands on the deal.

Numerous developers visited Broadmead in the course of its being developed, and as a consequence of one visit, Michael was invited to newly unified East Germany to consult on several projects. He subsequently made three trips there, but the north American approach to design and construction "fizzled and died".

A permanent house-husband, Michael is married to Jana an operating nurse. His hobbies include sailing, cycling, gardening, and being a butler to his standard poodle, Phoenix, a popular character on the Broadmead trails. As I was leaving after the interview, Michael's parting words caused me to spin around. "Oh, and I've published two fiction novels," he said. Renaissance man indeed.

Nixon, M., Gravity's Sons. A test of character by the forces of nature and destiny Self published: Broadmead Designs. BC Canada 2001, ISBN 1-895332-27-3

Nixon, M., Interceptor: Anatomy of a Broken Arrow Self published: Broadmead Designs BC Canada 2014, ISBN 978-0-9938619-0-1



Michael: air crew trainee

Nixon Archives



# Lochside Development

## A PROPOSED TWENTY-FOUR HOUSEHOLD DEVELOPMENT ON LOCHSIDE DRIVE

Doug Baer

The property at 4590 Lochside Drive, which is adjacent to Lochside Elementary School and the multi-use Lochside Trail, was acquired by Limona Construction Ltd. ("Limona") on July 30, 2001. According to the Victoria Land Title Office's records, Limona paid \$361,000 for the property.

When Limona purchased the property, it was outside the Sewer Service Area and the Urban Containment Boundary (which does not allow land to be subdivided into parcels less than two hectares). Limona applied to Saanich to have the property put inside both areas, and that was done in January 2002.

In February 2002, Limona applied to Saanich to rezone the property from A-1 (Rural Zone) to RS-10 (Single Family Dwelling Zone) and subdivide it into eight lots which is the maximum number of lots permitted under RS-10 zoning (single-family residential properties in Broadmead are zoned RS-10). At Limona's request, its application was held in abeyance until November 24, 2006. BARA, the Blenkinsop Valley Community Association, as well as many Saanich residents opposed subdividing the property into eight lots. Limona later revised its application to reduce the number of subdivided lots from eight to six.

The 2006, Safer City School Travel Plan for Lochside School identified the dangerous situation created by traffic congestion on Lochside Drive during student drop-off/pick-up times. Lochside Drive was identified as an inappropriate location for a student drop-off/pick-up area and the plan recommended improving the existing student drop-off/pick-up area on Royal Oak Drive by moving some staff parking to school property on Lochside Drive. If its application was approved, Limona offered to construct these improvements.

The Lochside Elementary Parent Advisory Council wrote to Limona on January 8, 2008 supporting the recommendation in the plan and stated that "This change would leave the valued green space on the west side of the school untouched and address the concerns regarding traffic and parking on the Lochside Trail should the proposed development go through." The improvements were made at a later date but, not by Limona.

After considering Limona's application, Saanich refused it. Councilors stated:

- Though six lots is not unreasonable density in other areas, it is not appropriate in this location of priceless agricultural value.
- The location ... is not appropriate for the proposed

development as it serves as [a] buffer between residential and agricultural lands.

- The size of the lots proposed is problematic given the subject property's proximity to the Blenkinsop Valley.
- The proposal does not transition well between the Broadmead area and the Blenkinsop Valley.

In 2019, Limona applied to Saanich to rezone the property from A-1 (Rural Zone) to RS-4 (Single Family Dwelling Zone) and subdivide it into 12 lots (the maximum number of lots permitted under RS-4 zoning).

Saanich referred Limona's application to BARA in December 2020. Before responding, BARA sought the views of its members and, overwhelmingly, they opposed Limona's application. After hearing from our members, BARA delivered a detailed brief to Saanich. BARA's brief can be viewed at <https://www.broadmead.ca/members/presidents-message>.

Saanich's Subdivision Department wrote to Limona on January 29, 2021 summarizing the outstanding issues raised by Planning, Parks, Engineering and Environmental Services concerning Limona's 2019 application. As of the date of that letter, Limona's application did not:

- meet planning policies in the Blenkinsop Local Area Plan or the Royal Oak Local Area Plan and gave no reason for Saanich to consider deviating from those policies,
- address problems with the sanitary sewer system,





- include a “biologist’s report [evaluating] the on-site vegetation and habitat” that made “recommendations for mitigation and protection,”
- identify the full impact of the development on Bylaw protected trees,
- reduce the “significant volume of fill” on the property.

For the first time since Limona submitted its current application to Saanich in 2019, representatives of Limona met with BARA’s board of directors on February 25, 2021. During that meeting, Limona informed BARA that it revised its application to address two of the issues enumerated in Saanich’s letter:

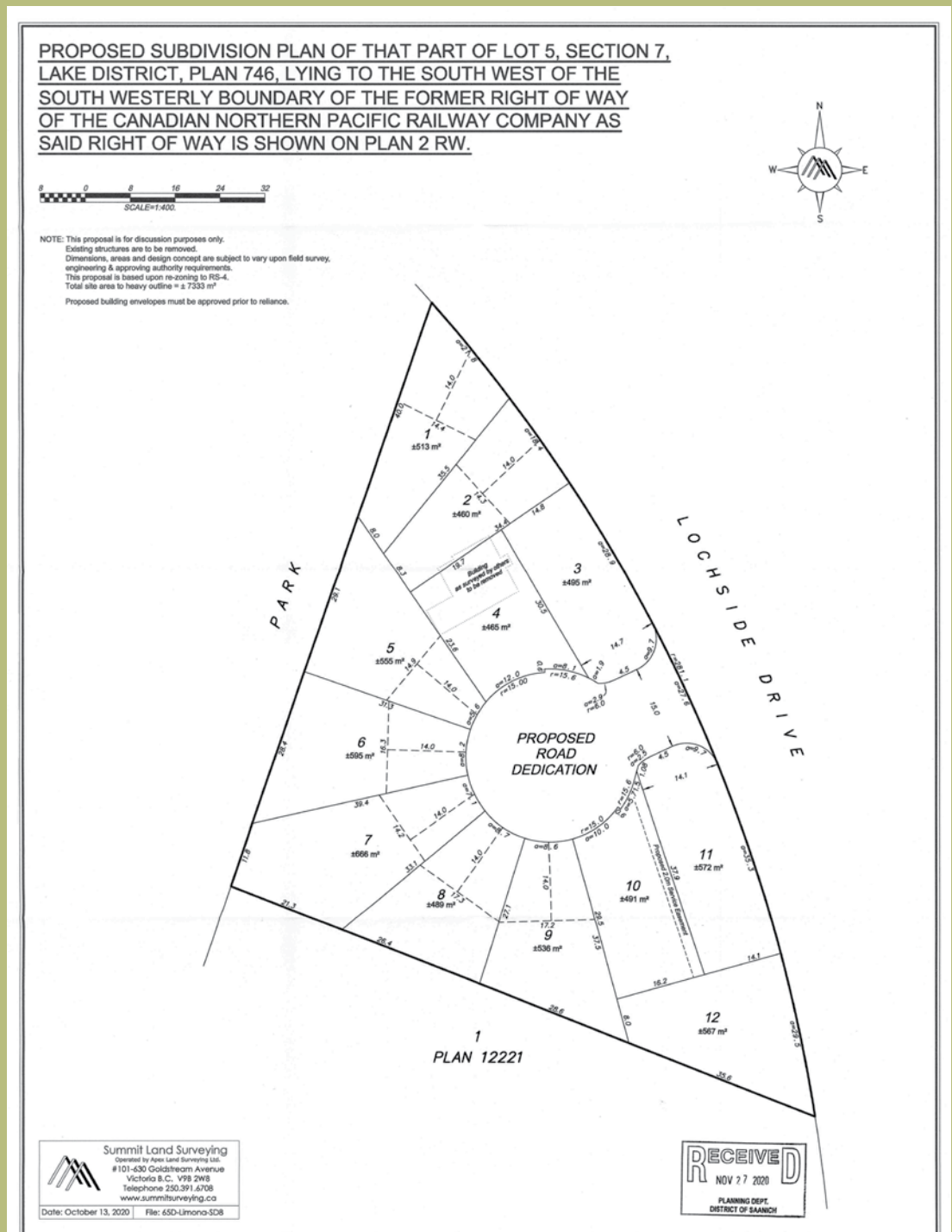
- some of the trees that were identified for removal in its last development plan will be preserved (to BARA’s knowledge, sixteen of at least eighty trees on the property may be preserved),
- the amount of fill to be placed on the property to meet sewer will be reduced (BARA does not know if that reduction will meet Saanich’s bylaws).

If Limona’s application is approved, it will construct a house on each lot. Houses will have a one or two vehicle garage and parking for two vehicles in a driveway.

Nine lots will access Lochside Drive from a cul-de-sac which provides parking space for no more than three vehicles. Three lots will have direct access to Lochside Drive. Saanich will not allow parking on Lochside Drive adjacent to the property (BARA does not know if parking on Lochside Drive south of the property will also be restricted).

If its application is approved, Limona will widen the paved road surface on Lochside Drive to six metres (which is less than the residential standard of 8.5 metres). The widened road will have a sidewalk on the east side of Lochside Drive but it will not have a separated bike lane as requested by the Capital Regional District in keeping with its standards for regional trails.

Limona has also stated its intention to construct a student drop-off/pick-up area at Lochside School. It will be



constructed in a location deemed to be inappropriate in the 2006 Safer City School Travel Plan for Lochside School and will impede access to a fire lane. BARA does not know where dislocated staff parking will be relocated.

The traffic created by twenty-four new households and a student drop-off/pick-up area at Lochside School will endanger the safety of pedestrians and bicyclists on Lochside Drive. Saanich’s recent changes to the traffic lights at Lochside Drive and Royal Oak Drive, which impedes the flow of vehicles, adds further safety concerns.

This article was submitted in early April. Information on the status of Limona’s application will appear on BARA’s website: <http://www.broadmead.ca>.



## Downsizing

Kressa Sisu

Downsizing can be a stressful process. Postponing decisions is one key element preventing the task of downsizing. But, delaying decision making can be stressful because the choice is still there, and it takes up head space. What to keep? How to let go of possessions? Where to even start? Once decisions are made however, it becomes easier. Please remember: It is a huge transition to downsize and change locations, but this may also be a freeing adventure and an opportunity to reshape your life. How do I know this? I have been involved in downsizing and decluttering for dozens of clients of Picture Perfect Staging and Downsizing, over a three year period.



Many people can feel so overwhelmed by such a huge change that they don't know where to start, and they get stuck. This can be a problem if the person really wants to move but can't even get ready. It can be even more problematic if they have a moving date and are rushed to make decisions or have to move without downsizing. This means paying to move what they won't use and dealing with downsizing in a cramped location.

First and foremost - Those downsizing need lots of time! Rushing just adds to the stress, and then it's harder to make good choices. Most of us are emotionally attached to our home... leaving it can bring up so many emotions like sadness and apprehension about the move. A plan can make it so much easier. The support of friends or family or a downsizer is critical to make this process less stressful. Alternatively, a third party who is detached, and knows the process can make it much easier on everyone.

The five steps to help with this process that I recommend include:

- Start early. Give yourself lots of time and have a plan. Ask for help from either friends and family or a professional.
- Minimize your stuff. Take what feels right for you. What items bring you joy. Ask questions: Do I use it? Do I need it? Do I love it? If there is something to which that you are really attached, to but you won't have room... take a picture of it and even have it framed. You will have the memory without the space it would use. This is also good for collectables for which you may not have room.
- Places to release items include garage sales, Used Victoria, consignment stores, Big Brothers, Anney's Closet, Lunds Auction House, and Thrift on Fourth. Many of these services will come and pick up at your door. This can be done even before you have found a new place and makes the process closer to the move much easier. You may find your mind is also decluttering as you declutter the stuff!
- Know the square footage and what will fit in your new space. You can even make paper pieces of your items to see what fits.
- Celebrate your accomplishments and take time to relax during the process as it will make the whole process so much easier. Remember that at the end you will not only be lighter with less "stuff", you will feel freed.

Happy planning!

## Closet Over the Rock

Beverly Merson

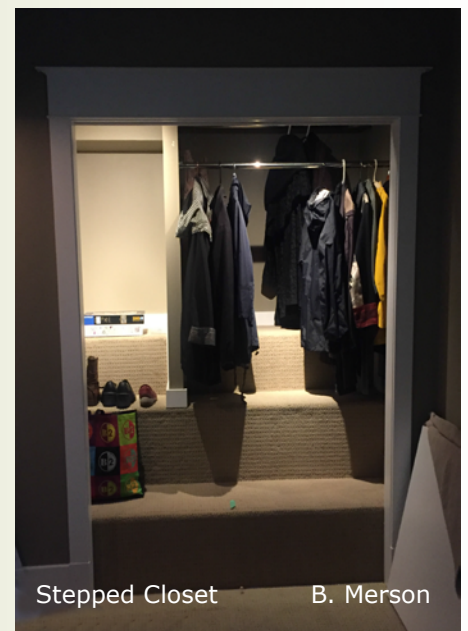
One of the challenges that a Broadmead family had was in adding a closet to one of their bedrooms.

A previous owner had removed the closet to make more floor space and used a small armoire to accommodate clothing. The new owners were dissatisfied with the lack of storage and made the decision to break through the back wall of the bedroom to access a portion of the crawl space. What was not so apparent before the wall was demolished was the grade of the rockface. While there was ample depth, the problem was how to deal with the 25° incline.

The solution was to step up the floor of the closet over the rockface. The initial riser was 14" above the room's floor, the second riser, 15" high and the third was 12.5" high.

Sadly, it is common that one project solution may lead to another problem. In this case, the ensuing design problem was that the bottom of the closet sliding doors would be 14" above the floor. The homeowners wanted to avoid that and mitigated it by positioning the doors in front of the initial riser and moving the wall out to accommodate the sliding doors. A divider was placed in the closet to accommodate shelf storage on the left side, and two rods were installed to double the clothes hanging capacity.

Viola! A viable closet!



Stepped Closet B. Merson



While Broadmead residents benefit from underground wiring, the trade-off is boxes: hydro utility, Telus telephone-wire, and traffic control, dotting our neighbourhood.

Saanich's traffic control boxes are artfully wrapped, covered in a vinyl photo or graphic. One example is at the intersection of Chatterton and Emily Carr.

Wrapping leaves utility boxes graffiti free, owing to the artists' code that one artist should respect the art of another and not paint over the wrap art. Secondly, the wraps add an art form, and often represent, a community theme or value.

So, what are the programs/policies of Saanich, BC Hydro, and Telus for box wrapping? All three were asked similar questions, including why are there no wrapped BC Hydro utility and Telus boxes in Broadmead? Can we get them, and if yes, how can we make it happen?

### BC Hydro

Wrap costs vary by size, location, and qualified installer availability. They are usually about \$800 – \$2,000 per unit.

- Agreements are valid for 10 years.
- Municipal governments, property managers, businesses established for five years or more, well-established and sustaining community groups, and strata councils can apply. BC Hydro needs to ensure that partner organizations are well-established and committed to maintaining each wrap.
- Unfortunately, BC Hydro is currently not accepting applications from individual homeowners. The owner is required to maintain

## Utility Box Wrapping

Beverley Merson

and repair the wrap for 10 years, and the agreements are not transferable. Municipal approval is required in all cases as the units are on public property and must align with local plans and bylaws.

- BC Hydro can take up to four weeks to complete the review and approval process.
- BC Hydro passes on the cost of wrapping to agreement holders as their equipment doesn't come wrapped. Wraps are more expensive than paint may require replacement over time.
- BC Hydro does provide limited funding to municipalities as part of the community beautification fund established to improve the aesthetics of business districts, parks, and community centres. It's up to individual municipalities to determine how to use this.
- BC Hydro does not have stock or pre-approved photos. Groups choose their own image. Each wrap should reflect the local community.
- Normally, under the contract with Hydro, local municipalities will hire a contractor to paint any units that require maintenance. A specific type of paint must be used, and the contractor must complete safety training before working around high voltage equipment utility boxes.
- If the hydro utility boxes on city land are graffitied, call Saanich, to remove it. If the utility boxes are on private property, it is up to the strata/organization to remove. Advice: the quicker the graffiti is removed the less likely that it will be graffitied again.

- If a unit is wrapped without an agreement, the wrap can be removed and there is no compensation for the wrap.

Contact BC Hydro at: 1-800-224-9376 or follow this link for more information: [https://www.bchydro.com/community/in\\_your\\_region/decorative-wraps/faq.html](https://www.bchydro.com/community/in_your_region/decorative-wraps/faq.html)

### Saanich Traffic Control Box Wraps

Saanich has an ongoing program started in 2009-2010 in conjunction with the municipality's updating of existing traffic control cabinets and installing them at new and upgraded intersections and other electrical projects.

Initially, the program fell under the planning department; long-time Saanich employee, Adam Flint designed the initial wraps. Later, it was taken over by the engineering sign shop which looks for Saanich historical photos close to the areas where new traffic signals are to be installed. These are used to make the cabinet wraps attractive and more meaningful to the neighbourhood.

Saanich has about 150 boxes, and 106 of them are currently wrapped. Saanich pays for the wraps and aside from the rare instance of vandalism, they do not need replacing despite rain, sun, and hail.

### Telus Utility Box Wraps

- Telus has team members who remove graffiti when it is reported by Telus workers.
- Telus pays for, and provides, its utility boxes in high-traffic areas to blend in with the surrounding landscape.

Wouldn't it be lovely to have more wrapped utility boxes in our community?



Photos B. Merson



# Summer Exploration

Beverley Merson

The sunny warm days of summer will soon stretch out before us. As we are still limited by Covid-19 restrictions, it might be nice to find other diversions you can do on your own, or with those in your bubble.

Below is a list of exclusively Broadmead points of interest to explore. Take a picture of each place that you visit and make a note of anything new or surprising that you learn. Then share what you find in person with others who are part of your bubble or, through an on-line option.

## At Rithet's Bog:

- Weir
- Guinness Cairn

## Gabo Creek and bridge

## Eagle carvings:

- Donwood
- Kentwood

## Mushroom carvings:

- Royal Oak/Tanglewood
- Broadmead Park between Tanglewood and Carolwood
- Emily Carr Park - Mushroom picnic table and stools

## Public Park tennis courts:

- Perez – Boulderwood Drive
- Maltwood Terrace
- Parkwood Terrace
- McMinn, Seapearl Place

## Park Ponds:

- Lohbrunner
- Pondwood - Mermaid statue, bonus if you see the turtles sunning on the statue base.
- Outerbridge

## Bramble Court Lookout

## Metal bridge walkway near the lookout

- Stairs that lead from Royal Oak Drive past Kentwood Terrace to the Reservoir

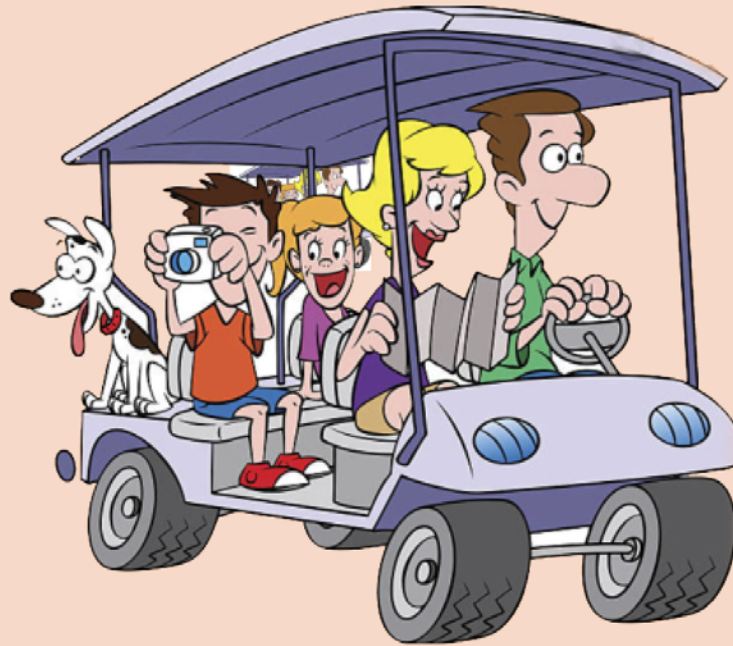
## The Reservoir

## Broadmead South Mountain

- Locate the six different multi-family developments

## Animal Count

- Count the different types of birds, deer, and rabbits you see in a one-hour period



## Welcome New Broadmead Residents

The Broadmead Residents' Association (BARA) greets new Broadmead residents with a welcome package that includes a copy of *The Broadmead Story*, the latest copy of the BARA Bugle, and information about their new neighbourhood.

The packages are delivered to each new homeowner based on a realtor's list of recently sold homes. If you have new neighbours, or if you are new to the community, please let BARA know via [info@broadmead.ca](mailto:info@broadmead.ca) and the BARA welcome to Broadmead representative will be glad to drop by with a welcome package.





**ARTISAN BISTRO**  
Café · Restaurant · Broadmead

CALL 250.590.9333 / 350-777 ROYAL OAK DRIVE / WWW.ARTISANBISTRO.CA



250-479-4154  
saanichsouth.ca

**LANA POPHAM**  
MLA Saanich South

**FAWCETT**

sleep naturally

fawcettmattress.com



**A BETTER MATTRESS**  
HANDMADE IN VICTORIA

**BAAN THAI**  
WOK AND BAR

**BROADMEAD VILLAGE**

**400-777 ROYAL OAK DRIVE**  
**250-658-0057**



Mon - Thu	Friday	Saturday	Sunday
11am - 9pm	11am - 9pm	11am - 9pm	5pm - 9pm



Hi, I'm Mark. **Broadmead resident**, husband, dad, and real estate agent with an exciting new brokerage called **The Agency**.



**MARK NELSON**  
250-661-0175  
www.marknelson.realtor

**McClean** REAL ESTATE GROUP  
PERSONAL REAL ESTATE CORPORATION  
250.744.5551

MCLEANREALESTATEGROUP.CA  
Toll free: 1.800.663.2121  
info@mcleanrealestategroup.ca



**VICTORIA'S REAL ESTATE EXPERTS**  
4440 Chatterton Way Victoria, BC V8X 5J2

artisan dental  
broadmead village

Dr. Chélie Kasun Inc. B.Sc., DMD

250-479-8100  
510-777 Royal Oak Dr.  
info@artisandentalvictoria.com

www.artisandentalvictoria.com



**RUFFELL & BROWN**  
WINDOW FASHIONS



- Faux Wood Blinds
- Wood Blinds
- Venetian Blinds
- Roman Shades
- Vertical Blinds
- Pleated Shades
- Cellular Shades
- Roller Blinds
- Draperies
- Fabric Treatments
- Soft Shadings
- Valances
- Sheers
- Drapery Rods
- Skylight Shades
- Solar Shades
- Motorization
- Interior Shutters
- Guaranteed Fit
- Best Price Policy
- Repair & Service
- Installation Services
- Residential
- Commercial

VISIT VICTORIA'S LARGEST WINDOW FASHIONS SHOWROOM  
FOR FREE 'SHOP-AT-HOME' SERVICE CALL  
**250.384.1230**  
OR VISIT: WWW.RUFFELL-BROWN.COM  
1-2745 Bridge Street, Victoria | Mon-Fri: 9-5 Sat 9:30 to 4



**ROBYN WILDMAN**

Dedicated to Real Estate Excellence.

**250.818.8522**  
rwildman@sothebysrealty.ca  
robynwildman.com



**Sotheby's** | Canada  
INTERNATIONAL REALTY

Sotheby's International Realty Canada is Independently Owned And Operated. 752 DOUGLAS STREET, VICTORIA, BC V8W 3M6

**寿 fū do**  
Japanese Restaurant



425 - 777 Royal Oak Dr. (Broadmead Village)  
**778-265-3328**



## Broadmead Village Update



Dear valued Broadmead Village customers:

Thank you for your continued support of the Broadmead Village retailers during these trying times; it is greatly appreciated and vital to the success of every merchant.

We'd like to take this opportunity to share some good news as we look forward to a brighter year ahead. Over the festive season, we proudly partnered with Victoria's CFA Santa's Anonymous Society, a non-profit that assists families with children in need, by donating a vacant retail unit in Broadmead Village to the Society. The space was used as a drop-off hub for gifts, and to create hampers containing food and gifts which were delivered to families supported by the organization. Thanks to your generous donations, Santa's Anonymous surpassed their goals in 2020!

Looking ahead, we're excited to announce that Niche Grocerant has joined the retail mix at the shopping centre and will open very soon. Niche is a dine-in/ take-out, and grocery concept that utilizes organic and specialty ingredients in the food offerings that are prepared and supplied by local restaurants, delis, and food producers. At Niche, you'll be able to shop for the best local products while the kitchen prepares you a meal to go, or you can grab a table and a refreshing beverage and let Niche serve you.

We are very pleased to welcome Niche to Broadmead Village and its growing family of retailers.  
Stay tuned for more upcoming announcements!

Alison Miles Cork  
Vice President, Investment  
Grosvenor Americas

Broadmead Village is proudly managed by SDM Realty Advisors Ltd. on behalf of owner, Grosvenor Americas.



### MEMBERSHIP APPLICATION/RENEWAL FORM

DATE: \_\_\_\_\_ ☐ One Year (\$20) ☐ Two Years (\$30) ☐ Three Years (\$45)

NAME: \_\_\_\_\_

A member of your family who resides in your home may be added to your membership (insert his or her name above).

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_

Pay by PayPal: <http://www.broadmead.ca/members/membership/membership-renewal/>

OR

Mail this completed form with a cheque to the following address:  
Broadmead Area Residents' Association, Box 53527, Broadmead RPO, Victoria, BC V8X 4G3