

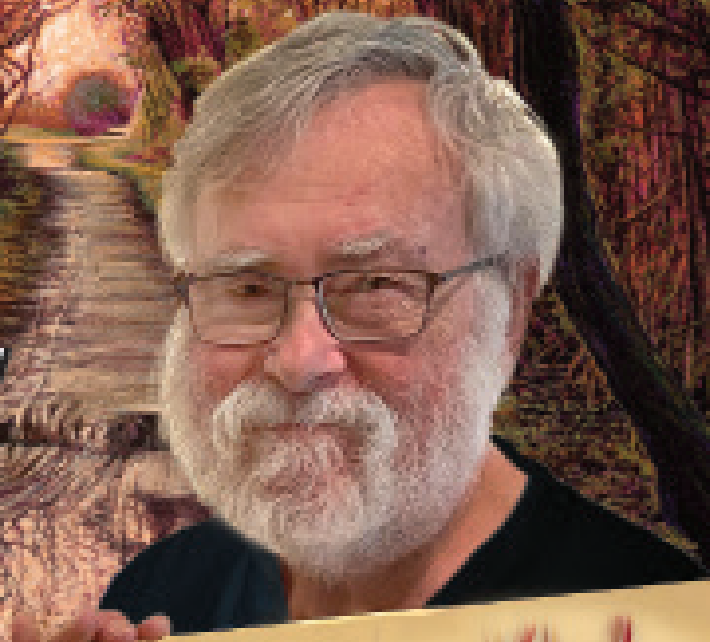
BARA Bugle

Fall 2021

Bruce Stewart: A Renaissance Artist in Residence

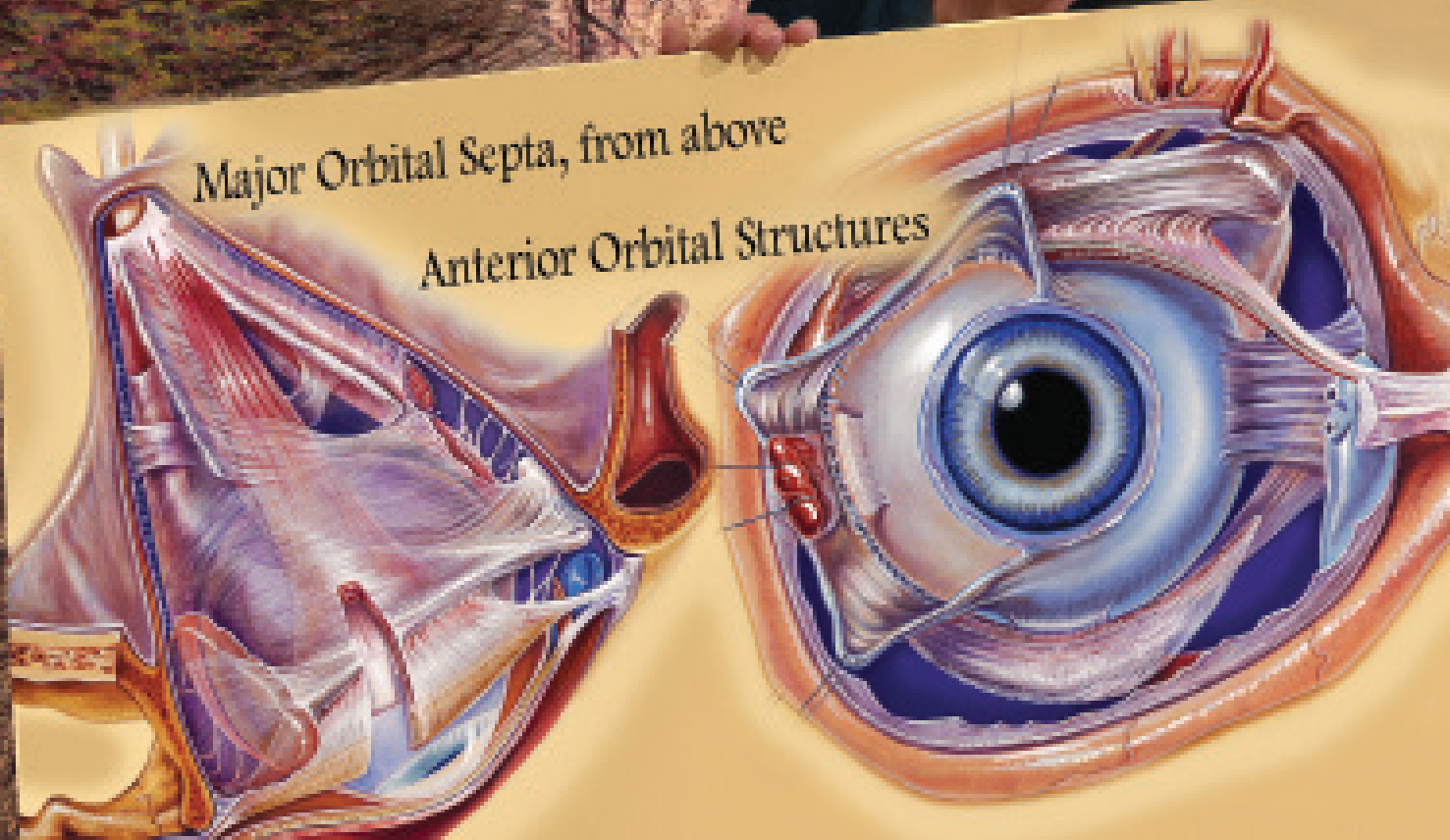
**Broadmead Covenants:
Why They Matter to You**

**Boulderwood Trail:
A Hidden Gem With a View**



Major Orbital Septa, from above

Anterior Orbital Structures



Lara Bella

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Block Watch News Ian Gibbs

As winter approaches, so does an influx of scam phone calls and emails attempting to commit fraud and identity theft. Here's how to protect your identity and finances from scammers.

Scams and How to Identify One

Scammers tell you to PAY somehow and pressure you to act immediately. Scammers say there's a problem (you're in trouble, you owe money, someone in your family had an emergency), or a prize (you won the lottery, sweepstakes, or a vacation but have to pay a fee to get it).

On the Phone:

Don't engage in conversation on the phone with unsolicited callers. The government, police, or Canada Revenue Agency (CRA) does not call to ask you to confirm your personal security information or log in details. Nor would they say that you are under arrest or that your account has been frozen. These are scams.

By Email:

Be aware of what you're clicking online. Look for spelling or grammatical mistakes. Ensure that the email address is correct.



President's Message

Doug Baer



The pandemic continues to curtail BARA's activities; we cancelled Community Day and the Summer Music program (both usually held at Broadmead Shopping Centre) for the second year in a row. We have, however, continued to serve Broadmead residents.

BARA joined with two other associations, Cordova Bay and Falaise, to hold a virtual candidates' meeting for the four federal candidates and put the video online before the election on September 20. We will be organizing an all-candidates' meeting for the fall 2022 municipal election.

BARA actively responded (*Bugle*, Spring 2021) to a proposed development at 4590 Lochside Drive. Most Broadmead residents who contacted us were strongly opposed. Mayor Fred Haynes has, we understand, been working on brokering a compromise which would reduce the number of housing units on the site and meet many of BARA's concerns and objections.

We have yet to see the revised submission, and note that the original 12-unit submission is still on the Saanich Planning website (as of the writing of this column). I am optimistic that the proposal will be revised. BARA thanks Mayor Haynes for his efforts on behalf of Broadmead and the cyclists and hikers from throughout the CRD who use the Lochside Trail.

The BARA Annual General Meeting will occur in November this year once again via Zoom. (We will send members information via email before the meeting.) If you are not a member, or have not yet renewed your membership, please support your community association by joining/renewing. You can do both using the membership form in this *Bugle*.

We would welcome new Board members for our once-a-month Board meetings. We are also looking for volunteers for a variety of BARA activities. Tasks include helping: to explain to fellow residents how the "covenants" work, and *Bugle* production (we need a regular editor!).

In This Issue

Eleanor James

"The secret of change is to focus all of your energy, not on fighting the old, but on building the new." – Socrates

This Fall 2021 BARA *Bugle* issue has come together under somewhat stressful circumstances. The resignation of long-time editor Beverley Merson left BARA with some rather large creative shoes to fill. Fortunately, several directors stepped forward and, as a collective, assembled this issue.

BARA is one of the few remaining community associations which still publishes a printed edition of its newsletter for residents. Thank you to our stalwart advertisers whose continued support funds the *Bugle's* publication.

Bruce Stewart is our featured Broadmead notable. He has been a painter, photographer, and illustrator with a career spanning more than 60 years. Now retired from making his living as an artist, he completes three or four artistic works each day for his own enjoyment and that of his wide circle of friends. We hope this article gives you some idea of the integral part he played in the early years of the *Bugle's* publication and his incredible, wide-ranging artistic talent.

Doug Baer, BARA President, gives a detailed account of one of his favourite linear trails: Boulderwood Hill Park. While sometimes not easy to find, its spectacular views make up for some challenging terrain.

The article describing the statutory building schemes is an important one. These created the unique neighbourhood that all Broadmead residents enjoy – free of the clutter from boats or motorhomes in driveways, or multiple cars parked on the street. Sometimes referred to as "covenants," the statutory building schemes preserve the naturalistic setting of Broadmead that makes this such a desirable community in which to live.

We also have news from Mayor Fred Haynes and Councillor Susan Brice. Both share separate initiatives undertaken by Saanich to make roads safer for school children, and increase pedestrian sidewalk access.

Broadmead Area Residents Association

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Covenants

Preserving the Unique Neighbourhood That is Broadmead

We think Broadmead is the best place to live in Victoria. We hope your real estate agent told you WHAT makes Broadmead the best place to live - the statutory building schemes.

Under the Land Title Act, a SBS may be registered on title to land by a developer who wishes "to impose restrictions consistent with a general scheme of development." Once registered, the SBS is binding upon the owner, and all subsequent owners, of the land.

These preserve Broadmead's unique natural environment, and, most of the covenants in the statutory building schemes (SBS) are still enforceable among the owners of lots within a subdivision.

1. All homes must be used as a single-family residence and no building on a lot may be used for a profession, trade, vocation or commercial activity (an exception is made to allow you to carry out a profession from your home provided that you do not meet clients, co-workers or other persons there).

2. No home or part of a home may be rented except as follows:

- A home may be rented as a "single-family home."
- No home or part of a home may be rented as a short-term vacation rental.
- A home may contain an "in-law

suite" that must be occupied by a family member or caregiver who pays no rent or less-than-market rent and is allowed unrestricted access to the entire home.

Every renter must comply with the restrictions set out in the applicable statutory building scheme. No "sub-lets" are permitted. Saanich exempted Broadmead from its bylaws allowing suites in recognition of these rental restrictions and it will not issue a permit for a suite in Broadmead.

3. Only one home may be built on a lot. A "garden suite" may not be constructed. Saanich has exempted Broadmead from its bylaws allowing garden suites on a property.

4. Except for approved "For Sale" signs, no sign or advertising material may be located on any lot.

5. A limited number of vehicles can be located on a lot (generally, not more than three); however, no vehicle with commercial signage, recreational vehicle, trailer or boat can be located on a lot except in a garage or in a place that is screened from view from the street.

The SBS do not allow a tree to be cut without the consent of the "approving authority" (BFL). After enacting its Tree Protection Bylaw,

Saanich is the only entity that can approve the cutting of trees in Broadmead.

Why Impose Statutory Building Schemes

To protect its vision for our community, Broadmead Farms Ltd. ("BFL") registered a SBS on title to every lot in Broadmead on a phase-by-phase basis. Each development phase was shown on a subdivision plan deposited in the Victoria Land Title Office (there were approximately 75 phases).

Although the areas known as "Donwood," "Faithwood" and "Pheasantwood" were not part of the land developed by BFL, those areas are subject to SBS that echo those in Broadmead. People in Broadmead often use the term "covenant" to refer to the restrictions in the statutory building schemes.

What is BARA's role in all of this? While BARA cannot act as the "approving authority," under a SBS, it does its best to provide information to residents who have questions or concerns.

Where volunteer resources permit, BARA has, from time to time, visited property owners to let them know about their obligations. This activity is limited by the availability of volunteers and, more recently, pandemic concerns.



Bruce Stewart: **A Broadmead Artist in Residence**

It's not often a single event occurs that erases all the facts you believed were true about who you are. But for Bruce Stewart, an artist living in Broadmead, turning 70 brought the shock of his life. "My wife, Denise sent my saliva away to one of those DNA-testing companies. I expected the results to show I was Scottish, given my last name, with maybe a bit of German. Instead, I found out that my name was actually Charles Gordon Hunt. My parents, Angus and Phyllis Stewart had adopted me at four months and raised me as their own and I've lived my whole life thinking I was of one heritage, and now I learn I'm actually 65 percent Irish. I was totally shocked."

Bruce knew he would be an artist from an early age. "I was a shy, introspective kid. I liked to stay in my room and draw. I wasn't interested in the outdoor sports that involved other kids my age." Bruce's family was living in south Vancouver near Ontario Street and 41st. "It was then a working class neighbourhood where neighbours would gather for a backyard herring fry, or barbecue, and making wine amongst a great ethnic diversity." Luckily for him, Bruce showed his sketches to a Vancouver General pathologist who happened to be house sitting near him. "Dr. Ron Hines got me admission to the Dr. William Boyd Pathology Museum at Vancouver General where, at the age of 11, I would draw and paint the specimens preserved in formaldehyde."

"I met then-unknown photographer Fred Herzog when I was 16 while working after school at Vancouver General and we became fast friends. He could see that I had a passion for photography." He and Fred spent over forty years documenting the streets and people of Vancouver in colour and black and white in a friendship that lasted until Fred's death in 2019.

A Long Career in Medical Illustration

He credits Victor Doray, the founding director of the Department of Biomedical Communications in the UBC Faculty of Medicine, as having the most profound influence in his choice of career. "Because Doray took such an interest in my work, I saw the chance to do what I loved - to draw, and get paid for it. I decided to get the best education in illustration and so went to study at the Art Center College of Design, in Los Angeles for five years. I graduated in 1971."

It was not all medical illustration work for Bruce however. He has held many jobs since his university days, some making better use of his artistic talents than others. Among these are as a pulp chip tester for the timber industry in summers to make school expenses. Bruce loved his summer job on the Fraser River in 1965/66 as it was outdoors, "I occasionally operated a Caterpillar front-end loader and made a 30-minute, 16mm film on the operation." Among his least favourite jobs was working in the Vancouver General Hospital





Four medical texts from Drs. Rootman and Goldberg

laundry department, weighing bags of wet laundry: "Thank gawd I was fired after one day!" he says with a laugh.

His public exhibitions are numerous and stretch from his first show in 1971 at the Burnaby Art Gallery ('Better Body Works') to his most recent in North Vancouver at Presentation House Gallery (now Polygon Gallery) and the North Vancouver Museum and Archives.

The Move to Broadmead

Bruce and his dad moved here following his mother's passing in 1988. "Dad wanted to be closer to his Stewart relatives. Broadmead was probably the exact opposite of where we were living in Vancouver. We looked at one house, and have stayed in it since then. Broadmead back then was much as it is today, except there was no Broadmead Shopping Centre, it was just an open field full of weeds. People used to ride their horses along what is now the Rolston Trail."

Drawing for the Bugle

How did Bruce become involved with BARA and the Bugle? "Shortly after we moved to Broadmead, I was called upon to contribute some drawings by the its editors, Jean and Ed McKenzie, our neighbours. The Bugle then was a small, one-fold mimeographed sheet distributed throughout the area.

I did not have a 'position' within BARA, but was the visual component of the Bugle and the Rithet's Bog Conservation Society, working alongside John Lucas, Sharon Hartwell, and others to produce illustrations for profiles of Broadmead people, birds, and various other themes."

Bruce provided pen and ink illustrations for articles, and the cover, from 1993 until 2008. He was also the graphic designer and photographer for The Broadmead Story.

Now, "retired," he is pursuing a half dozen 'coffee table' books on diverse themes from his extensive archive of photographs and paintings. "I don't really have

any hobbies. I made my living for years as a working artist and I see these new projects as an extension of my paint-based work from before.

"I've done eight books for Dr. Jim Colwill on his collection of car mascots. I prefer to 'paint' digitally now, mostly in photography-based images. I scan negatives and slides of the past, and include original created images in digital formats."

Denise has started cataloguing his more than 60 years of artistic works. "He's kept everything he ever produced. He meticulously photographs the paintings for me to catalogue. I document each one and get him to write an abstract about it. I've divided the work into about a dozen categories – I will probably need that many more before I'm done."

Bruce Stewart with a print of the PNE Midway Photo courtesy of Don Denton



Three automobile mascot books by Dr. Jim Colwill and Bruce Stewart.



Fred Herzog and Bruce in front of some of Bruce's photographs



Bruce has recovered from the revelation about his past. "I've have known I was adopted (at four months) as far back as I can remember. The real 'shock' (more of a nice surprise) was that my natural father was a graphic sign painter and interior designer. I may have inherited my art skills from him - as no one else in my biological family expressed any so-called 'artistic abilities.'

I was fortunate to be able to develop my extensive art practice through my very understanding and supportive adoptive parents."



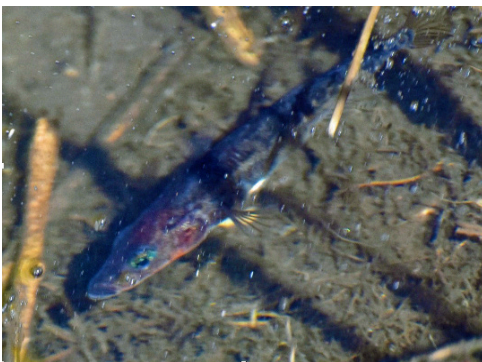
Ted and Sharon Forbes at a car "meet up" in front of Francelli's Coffee House in Royal Oak Shopping Centre and a low angle shot of a rare '53 Corvette.

Rithet's Bog, The Three-Spined Stickleback

Russ Pym

The 2021 Spring Bara Bugle discussed our restoration of the south perimeter ditch. One objective was to improve three-spined stickleback (*Gasterosteus aculeatus*) habitat. These are the only fish species observed inhabiting Rithet's Bog; an encouraging sign that our work is contributing to the development of functioning ecosystems.

Three-spined stickleback are small fish ubiquitous throughout the northern hemisphere. They are normally anadromous; they live in shallow coastal seas but travel into freshwater to breed. However, many populations have become landlocked, and now live out their entire life cycle in freshwater, a phenomenon similar to Kokanee salmon.



Closeup of male breeding coloration. Note blue around the eye and red on the gill

The stickleback at Rithet's Bog are probably landlocked, although we do not have definitive proof. They occur mainly in ditches that maintain standing water through late summer. They are incredibly adaptable and can inhabit almost any water with a soft, muddy bottom. We rarely see adult stickleback (seven to eight centimeters long), the juveniles are more visible. They are two to four centimeters long and have been seen regularly in the south perimeter ditch since early summer.

This spring, we observed a male stickleback tending its nest in a section of the south perimeter

ditch that we were restoring. Adult stickleback are usually drab and reclusive, but during the spring breeding season males develop a



Male fanning nest to maintain oxygen concentration

blue patch around their eyes and a red patch on their gill covers. They also become territorial, build a nest on the bottom using bits of aquatic vegetation, and entice females to lay eggs. After fertilizing the eggs, the male guards the nest, and the young, for about a week after they hatch.

Although the three-spined stickleback may appear uninteresting, they have been studied extensively by evolutionary, genetic, and behavioral biologists. They were the subject of some of Nikolaas Tinbergen's pioneering work on animal behavior which led to a Nobel Prize shared with Konrad Lorenz and Karl von Frisch.

Recent research has discovered populations in small lakes that have split into species pairs: one benthic species lives near the bottom of the lake, the second, limnetic species, in the water column. While generating considerable international interest and study among evolutionary biologists, this phenomenon has not been observed anywhere except six small lakes on Texada Island, Lasqueti Island, and eastern Vancouver Island. For more information on these species pairs please see:

<https://www.env.gov.bc.ca/wld/documents/stickleback.pdf>

Hello! We Need You!

Have you ever considered how you can help make your community better?

BARA, your community organization, sponsors all-candidates' meetings, community day and summer music at Broadmead Village Shopping Centre, and publishes the BARA Bugle, delivered to your home by volunteers, twice per year.

We are looking for an editor for the Bugle who is willing to take the lead in helping to produce one of the only print editions of a community newsletter in Victoria. You do not even need to be a member – although, we would certainly welcome you to become one! And, if you do join, you can also become a BARA Board Director.

Please consider volunteering for BARA. You would be joining a group of residents who value Broadmead's natural setting, its extensive trails and greenspace, lush, old-growth tree canopy, and its wide, uncluttered streets perfect for family walks.

BARA – as dedicated to our wonderful neighbourhood as you are.

Please contact us at: info@broadmead.ca

We look forward to your joining BARA!

The Trail at Boulderwood Hill Park

Doug Baer

The Broadmead area has a generous network of trails, even if these are not always completely contiguous. Some, such as the Rolston Trail running through the middle of Broadmead, are well known, while others are “hidden gems” waiting to be walked. Most are “linear parks” – the land is owned by the municipality and listed as a Saanich trail or park.

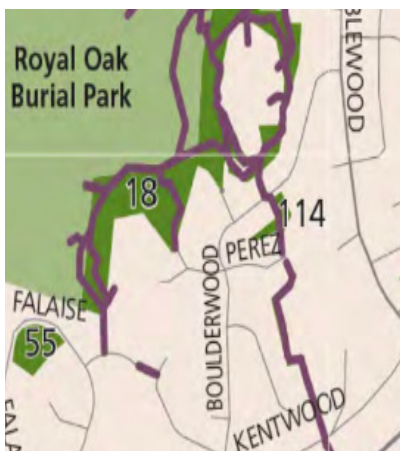
“Boulderwood Hill” is listed as park #18 on the [Saanich Parks Map](#) web site. This is a hiking trail that climbs up to, and around, the **townhouse** development at the top of Boulderwood Rise. From the top of this trail, the hiker is rewarded with spectacular views of Haro Strait, the San Juan Islands, and Mount Baker (and around the other side of the Boulderwood Rise townhome development, views of the observatory and the Malahat).



Getting to the Trail. Access to the “top of the hill” part of the trail is via entry points on Boulderwood Drive, Boulderwood Rise, and Bramble Court (the latter is just outside the Broadmead area at Ambleswood Drive). There are other ways to Boulderwood Hill Park at Deventer (in the Falaise area just outside Broadmead in the opposite direction) and Bearwood. These involve a walk through a forested area before reaching the trail’s scenic hilltop vista. The Boulderwood Drive entrance is immediately across from Perez Park (roughly half of this small park is a tennis court). To get to the trail from here is a fairly steep climb. The Boulderwood rise entrance is a gentler incline on Boulderwood Rise (from Boulderwood Drive). Turn to the right (look for the sign asking users to pick up after their pets) after the second park bench. The actual trail marker, located after the first park bench, leads to a steep incline. The entrance with the pet sign, but no trail marker, is not as steep.

There follows a walk through a rocky area with scattered Garry Oak trees and you will begin to see the wonderful view. The entire “cliff side” was designated as part of the controversial “Environmental Development Protection Area” before this policy was dropped a number of years ago. Houses below often have properties extending “up the cliff” right to the trail edge, but as long as you stay on the trail, you are on public property.

As you follow the trail, you will encounter a set of stairs, and then an aluminum bridge. On the other side, there is a park bench, but even better views are yet to come. The trail branches off just before the second park bench at the top of the hill. To the right, the trail takes you to Bramble Court. From there, you can walk a block to Ambleswood, then turn right to get back to Broadmead.



As you walk along Ambleswood (which is shaped like a “U” here), you will encounter a trail to the right: walking along this trail is a “short cut” across the top of the “U.” When you exit from this small park at Ambleswood again, you are at Broadmead’s most northern point. If, instead of going right at the top of the hill you decide to go left, you will go past the second park bench (the best viewpoint; on Google Maps, it’s called “Bramble Court View Point”). You can either turn around and retrace your steps, or continue along the trail to encircle the Boulderwood Rise townhomes. (Make sure to avoid private property – the one location where the trail is actually on private property is clearly marked.) Keep to the left (except to avoid private property). After your hike of ups and downs through forested terrain, you will eventually find your way back to where you started – Boulderwood Rise.



Saanich Mayor Fred Haynes

Safe Routes to School in Broadmead

Families, teachers, staff, and drivers traversing through Broadmead on Royal Oak Drive will notice the new high-visibility school zone road markings in front of Lochside Elementary School.

These address some of this location's unique streetscape characteristics and are part of a pilot project in the Safe Routes to School (SRTS) plans

being completed across Saanich which will be monitored over the next year to see if other locations would benefit from similar treatment.



This is one of just three pilot programs with which our traffic engineers are experimenting. The two other locations are at Marigold, Spectrum, and the private school on Burnside Road, and at Doncaster Elementary on Cedar Hill Road.

Another Broadmead road safety action recently completed is the pedestrian "head start signal timing" at Lochside and Royal Oak which adjusts the light changes for pedestrians crossing the road. It also helps keep them more visible before drivers get a green light. Please send us your feedback on this at Engineering, or through BARA or Mayor.

We have worked with 25 schools, and the Capital Regional District, to develop a series of active and SRTS plans in the past six years to help guide our capital projects. Nearly 251 action items were identified for these 25 plans. Approximately 150 actions are completed, with another 30 or so in progress.

In the past two years, Saanich has completed the largest number of SRTS and other road safety improvements in its history. Guided by our road safety engineers, aspects of these plans were informed by the data at bikemaps.org. This excellent resource, used by residents, provides cycle/vehicle near miss-information that helps inform us on possible safety "hot spots."

Our safety work includes cycling skills programming for grades three to five students; more than 500 have participated in the past three years. At the CRD's Traffic Safety Commission (which I chair), we just increased funding to four additional road safety programs: free reflective markings to student cyclists; advertising campaigns for distracted drivers (September), drive to conditions (October), and winter impaired driving (December).

Our shared goal is to provide more comfortable, enjoyable, and safer active transportation choices for students, parents, and seniors. Saanich recognizes the importance of protecting our most vulnerable and encouraging alternative forms of transportation for our children and all. If I can assist further in any way, please let me know. Kindest regards, Fred

Saanich Councillor Susan Brice

To My Broadmead Neighbours

As you will recall in the spring Bugle, I advised that the municipality was upgrading the sidewalk along Royal Oak Avenue to improve walkability. I had hoped it would be completed by now. However, crews were temporarily re-assigned to the Quadra Street paving job. They are now back and busy building retaining walls to provide room for the new sidewalk. We expect the project to be finished in October.



Looking into next year, a new crosswalk is planned for Emily Carr Drive at Lohbrunner Road. This new crosswalk is key to supporting one of my passions, transit accessibility and ridership. The northbound transit stop will also be improved.

You may have noticed major road improvements on Vernon Ave. beside the Saanich Municipal Hall. Of particular interest to Broadmead residents, is a significant housing project planned for that location named Nigel Valley. It is under the amazing leadership of Broadmead Care Society, a highly respected association in our neighbourhood. In fact, five not-for-profits are building much needed housing and services for residents with special and complex needs.



As I write this article, I am delighted that there is rain falling after a long, dry summer. Many residents, who are avid gardeners, rationed their water use and for that we are all grateful. It's going to be lovely to see the green grass return and the trees perk up.



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Dear Valued Broadmead Village Customers:

Recent updates from the Village include the opening of Niche Grocerant, a dine-in/take-out, and specialty grocery retailer. Niche utilizes organic and unique ingredients prepared by local restaurants, delis, and food producers while also offering a range of alcoholic beverages and dietary-specific meals.

Pet's West completed notable interior renovations to provide a safer, more convenient shopping experience for customers. If you haven't already, please visit the improved store.

In September, we welcomed our newest store, Poke Fresh, a Hawaiian dine in/take-out poke restaurant. Poke means "to slice or cut" in Hawaiian. It refers to chunks of raw, marinated fish tossed over rice or salad topped with fresh veggies fused with house-made sauces or other toppings. Poke Fresh offers healthy, sustainably focused, and delicious cuisine.

Grosvenor will again donate a vacant retail unit in Broadmead Village to Victoria Santa's Anonymous Society, a non-profit that assists families with children in need. The space will be a drop-off hub for gifts and to create food hampers for delivery to families supported by the organization. Let's help the Society surpass their goals again this year!

Your continued support of Broadmead Village's many merchants is greatly appreciated, and vital to the success of the retailers at your community shopping centre. As we manage the current COVID wave and provincial health mandates, we assure you that the Broadmead Village team is continuously striving to give visitors a safe shopping experience.

Alison Miles Cork
Vice President, Investment
Grosvenor Americas

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

The Broadmead Residents' Association (BARA) will hold its Annual General Meeting via Zoom, in mid-November. BARA members will be e-mailed the AGM date and its agenda. A second email will contain Zoom instructions. Please contact BARA if you are a member and have not received a notification, at info@broadmead.ca

MEMBERSHIP APPLICATION FORM

DATE: _____ ☐ One Year (\$20) ☐ Two Years (\$35) ☐ Three Years (\$45)

NAME: _____

A member of your family who resides in your home may be added to your membership (insert additional name above)

ADDRESS: _____

EMAIL: _____ PHONE: (_____) _____

MAIL A CHEQUE TO: Broadmead Area Residents' Association, PO Box 53527, RPO Broadmead, Victoria, BC V8X 5K2

OR

PAY ONLINE: <https://broadmead.ca/members/>