



# BARA Bugle

Spring/Summer 2022

**Inside the Homes of Broadmead**

**Niche: More Than Just a Corner**

**ALR: 50 Years of Preserving Saanich**





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## President’s Message

Doug Baer



The Broadmead Area Residents’ Association is pleased to be able to continue to publish the BARA Bugle, and I am thankful to our new Editor, Nathan Nakivell, to others working at editorial and writing tasks, and to our team of volunteers distributing the Bugle twice a year. I extend special thanks to Jennifer Cheng for acting as overall distribution organizer and to Nancy Craig, who previously did this work, for her long-standing service in this role. We also wish to thank the local businesses who advertise in the Bugle, helping us make this publication possible.

Among the activities we are planning for the remainder of the year, BARA will be working with at least 2 other Saanich community associations to put on all-candidates’ meetings prior to the fall municipal election for Mayor and Council. We expect to be able to make this an “in person” event but will do our best to orchestrate a video which can be posted online (as we did with the most recent provincial and federal elections).

We are also hoping to resume our September Community Day at the Broadmead Village Shopping Center after a covid-induced hiatus of 2 years. We’ll post information about this event on our web page (broadmead.ca) as the time approaches.

In a previous issue of the Bugle, we outlined details regarding a proposed development at 4590 Lochside Drive. Over the past couple of years, BARA worked diligently to present community concerns around the original development proposal to the Saanich Planning Committee, the Mayor and Council, especially with respect to the integrity of the Lochside Trail. Due largely to efforts on the part of the Mayor, the developer has submitted a compromise proposal which will result in considerably less impact on the Lochside Trail and the nearby community.

In the past few years, a process of demographic transition has worked at an accelerated pace within our community. We are now seeing younger families, many with children, in a community that previously tended not to include this age demographic in the previous few decades. A question BARA is asking itself is, “How can we better serve this more heterogenous demographic?” BARA welcomes suggestions from residents that we may consider supporting in the future, volunteer resources permitting (Contact: PresidentBARA@gmail.com).

At a recent Board meeting, we discussed whether BARA should run an electronic newsletter for those who are interested in more frequent updates on municipal matters of possible interest, and of course on events in the Broadmead community itself. We considered doing this with BARA members (for whom we have email addresses), but decided that people may not wish to see their email inboxes bombarded with emails (probably up to 2 a month). So we decided instead to ask any residents who are interested to contact us (again, PresidentBARA@gmail.com). Finally, if you have not already joined (or renewed) your membership in BARA, please consider doing so -- you can join or renew on our web page (broadmead.ca). And we are always in need of individuals who are willing to help us as volunteers.

## In This Issue

Nathan Nankivell

Change is a constant in all environments, and Broadmead and the Broadmead Area Residents’ Association (BARA) are not exceptions to the rule. Over the past five years, Broadmead has experienced a demographic shift that pays homage to the neighbourhood’s historical roots. Young families are again moving in, bringing more children, bikes, strollers, dogs, foot traffic, and school congestion, which is shifting Broadmead’s composition, development path and focus.

The changes within Broadmead and the subsequent identification of new priorities and considerations are also reflected within BARA. This edition of the Bugle introduces two of our three new Board members, a new group of Broadmead residents working on the Bugle, and it presents an opportunity to introduce new content and start new conversations with the community.

As you read through this issue of the Bugle, you’ll see these changes, and you’ll also likely note the underlying theme that communities are a sum of their human, physical and natural parts. In recognition of this, some of the new Bugle’s new content is focused on profiling the foundational inputs which shape our community, environment, and lives.

As a starting point, the Bugle now includes a new feature on unique homes in Broadmead and their positioning within the local ecosystem, something that has defined the community and attracted people to Broadmead for more than five decades. We’ve started with one of the original iconic concept homes at the entrance to Broadmead that we’ve all driven or walked past countless times and perhaps seen in a Netflix show.

For me, this iconic show-home was my introduction to Broadmead. In 1986, my grandfather drove me by the house, noting its use of colours that blended with the landscape, how it utilized natural light, how the windows framed breath-taking views and perhaps most importantly to him, how the service lines were under-street which allowed more trees and nature to remain in place. Clearly, this experience stuck with me.

This edition will also recognize one of the anchors of our community, the Broadmead Village Shopping Center and the local eateries that stayed open and provided savoury respite throughout the pandemic.

Finally, in keeping with the theme of communities being a sum of their parts, BARA is looking to engage and better understand the issues, priorities, and areas of opportunity i n which residents want to engage or point BARA’s focus towards. Whether through social media, email, or letter, we’re looking to understand how BARA can represent the needs of the community and we look forward to engaging more in the coming year.





**Broadmead Village’s “NICHE”**

Jami Wood

Communities are a sum of their parts. Perhaps nowhere in the Broadmead/Royal Oak area is this more exemplified than at Niche Grocerant in Broadmead Village. This relatively new addition has taken the community mantra to heart and turned it into an ideal cornerstone that complements the amazing diversity of eateries, grocery stores and beverage providers in the Village. In this month’s edition of the Bugle, Niche has kindly agreed to share one of its signature recipes with readers.

Opening in the midst of the pandemic, Niche emerged as a new type of economic lifeline for many long-time South Island small businesses that had to pivot and diversify from in-person dining to other ways of connecting with customers. The grocerant provides a community for other local South Island businesses to market their best-selling, signature items to Saanich residents. At the same time, Niche also provides a community of diverse and varied parts that include rare ingredients and additions that complement your perfect home-cooked meal, prepared meals for those of us on the run, and dine-in options and adult beverages for those of us who need an escape.

Moving forward, the Bugle will continue to profile our staple Broadmead eateries with an aim of sharing a unique recipe or recipe component in each edition. If there’s something you want highlighted, please let us know.



**Niche’s Octopus Salad** *(serves 4)*

**Bean Salad**

- ½ cup mixed olives
- 1 small tin white beans (drained)
- ¼ cup finely chopped parsley
- 1 tsp finely chopped thyme
- ½ tsp chili flakes
- 1 Tbsp. Olive oil
- 1 Tbsp. vegetable oil
- Juice and zest of 2 lemons
- ½ cup of halved cherry tomatoes
- Salt & Pepper to taste
- ~mix beans with all other ingredients

For the Octopus  
Rinse well and steam for 90 minutes or until tender.  
Chill, peel skin off octopus and then slice thinly.

**To Assemble**

Divide bean salad onto 4 plates. Top with chilled, sliced octopus. Drizzle with good olive oil and garnish with a fresh lemon wedge.

The octopus salad is one of many favourites on the Niche menu. If you’ve not tried it, imagine an ideal mix of West Coast meets Mediterranean flavour combinations. Jami and Ceri, the owners, long-time Saanich residents and well-known anchors of Victoria and Saanich’s local food sourcing community, recommend trying it with a dry white wine. The Blue Grouse Ortega would be lovely!

If you are looking for something sweet to compliment your savoury selection, Niche offers a range of ideal and rotating deserts. The ever-changing selection features bars, cookies, pies and puddings - something for every craving.



**Fifty Years of the Agriculture Land Reserve**

Lana Popham

As we draw near to the 50th anniversary of the creation of BC’s Agricultural Land Reserve in 1973, the arguments around this cutting-edge land use tool don’t become less passionate. From the get-go, there has been controversy, but the validity of the original intent of this reserve, to preserve food growing lands for future generations and to encourage farming, has been proven repeatedly, but never more definitively then over the past 2 years.

Our province has faced grave challenges recently. A variety of supply chain issues that have been pandemic related, along with climate change weather event disruptions and disasters that have proven deadly to our food supply. The words “food security”, “food resiliency”, and “self-sufficiency” have never been used more often in regular day to day conversations, and certainly have not had this type of attention politically, at all levels.

We have been frightened by what we have gone through because we have seen weaknesses and fragility in a food system that we have grown to depend on more and more over the years. We import more food that we produce, and for decades there has been a focus on providing food for trade and less on providing food for ourselves. This kind of focus can be managed when everything is working smoothly: when export markets don’t see shutdowns, when transportation routes are working seamlessly, and when we have people filling jobs that support this type of system.

But that has not been the case lately. We have seen unprecedented difficulties on all fronts. Since 2017, there has been a shift in focus of the BC agriculture ministry. There has been a new focus on expanding and supporting our domestic market. A conscious effort to build our domestic foundation as it pertains to food production, making sure our house is in order so that we can feed ourselves. This is not to say that we are turning away from our international opportunities, but work is being done to solidify our own provincial food resilience so that we remain stable in times of crisis. Our BC Agricultural Land Reserve gives us a distinct advantage as we forge ahead to create a more a robust and durable way of feeding ourselves, while at the same time creating opportunities to feed other jurisdictions.

Our province is unique in its landscape which allows for different growing regions that can produce different primary goods. This is one of our strengths. We produce over 200 land-based products grown on these lands we have put aside for food production. This is on top of traditional foods, like wild mushrooms and salmon berries, that have been harvested for millennia by First Nations whose territories span the entire Province.

This separation of production areas, or bioregions, in the Agricultural Land Reserve is another great strength that can be developed, but this separation proved to be alarming over the past two years as we saw them getting cut off from each other, resulting in food not being able to move freely throughout our province. These pinch points in our current system helped to demonstrate the need to develop resiliency more fully within each distinct growing area. More primary production, more farming, more regenerative production, more value-added processing, more regional purchasing, more regional procurement. Establishing more vigorous, sustainable, local food systems within our enormous province allows us to withstand times of disruption but also allows for more regional economic development.

Because of what we have gone through these past couple years, more British Columbians have been awakened to the importance of BC food. They understand more clearly the value of our provincial food producers.

We are the envy of many other jurisdictions who failed to protect their food growing lands years ago. As we embrace the idea of resiliency and food supply security, we can be thankful that we have food producing lands to fall back on. The ways in which we produce food have been evolving and adapting, and that is being reflected in the ways that the Agricultural Land Commission balances its responsibilities to manage these lands.

Fifty years ago, leaders had the foresight to make a pledge to the future of food security by establishing an Agricultural Land Reserve. Much has changed over 50 years, but I think this is the moment they had in mind.

**Lana Popham**  
*MLA for Saanich South*  
*Minister of Agriculture*







## Inside the Homes of Broadmead

Nathan Nankivell



The homes in Broadmead are iconic. Each is unique in how it's set into the landscape, how it incorporates the habit of native vegetation, and how it appears to change at different times of the season and various times of the day.

In this edition of the Bugle, we're been afforded the opportunity to see inside one of Broadmead's original homes. The owners of the home are second-generation Broadmeadians, growing up just around the corner from where they would later raise their own family. Their approach has been to maintain the original character and intent, which is evidenced throughout.

The entry to this quintessential west coast post and beam home is designed with nature in mind, and it is built around a large tree that reaches up past the front door. Inside, the home features three bedrooms, two bathrooms,



a southwest-facing living room, and an open concept kitchen that flows into the living room. Each room is anchored by large windows framing a unique, picturesque view. Surrounding the house are decks that allow the occupants to move seamlessly between indoor and outdoor living, depending on the season.

If the house looks familiar, that shouldn't surprise you. The memorable and distinctive mid-century modern design, which is accentuated by exquisite period furniture pieces, makes it a sought-after location for film shoots. In fact, you may have seen it featured in a 2001 Netflix series. In fact, you may have seen it featured in the 2001 Netflix series, "Maid".

The home's beauty reaches its zenith on dark evenings. The warm glow from the well-lit living



room projects a scene one could have expected to see in a classic Herman Miller advertisement. (Herman Miller was a famous mid-century modern furniture designer whose designs continue to be very sought after and are still in production.)

## Fawn Lilies, Harbingers of Spring

Larry Statland

Spring is here. The days are getting longer, and the weather is getting warmer. Trees are leafing out and flowers are starting to emerge. One of our first native flowers to bloom in Broadmead is the White Fawn Lily (*Erythronium oregonum*). They are a welcome harbinger of spring, and their cheerful blooms can be found carpeting the landscape.

Fawn lilies are native to Pacific North America and grow in meadows and woodlands from southwestern British Columbia down to northern California. They are perennial bulbs with dark green, oblong basal leaves which are mottled with brown and white patches. Flowers stalks typically have one bloom, but sometimes more. The petals are bent back, and the flower head is nodding and facing toward the ground.

In Broadmead, fawn lilies can be seen on the edges of properties where native turf has been maintained and in the shared parks and trails throughout the neighborhood. Unfortunately, we have been slowly losing our fawn lilies because of yard waste dumping, and thoughtless collection.

Fawn lilies are a spring plant and by mid-summer they are dormant. In the fall, what appear to be bare spots in the park are likely spring flower patches. When homeowners put yard waste into a park, fawn lilies as well as other native plants are smothered. Also,

such dumping introduces invasive species which further contribute to the degradation. To help preserve these important natural assets, no material of any kind should ever be put into the parks or common areas.

Enjoy the flowers! But please... never collect *Erythronium* seeds or plants from our shared green spaces. If you would like to introduce Fawn Lilies into your yard, plants and seeds are available at our local native plant provider -- Satin Flower Nursery.

Stay Green!





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## Saanich Mayor Fred Haynes

Safe Routes to School in Broadmead



Working as the mayor I'm acutely aware of the need to stay in the municipal lane and focus on the efficient delivery of the core service responsibilities to our residents. That said, I feel the need to weigh in on the family physician shortage and illustrate some successes at the municipal level that will help our residents secure physician care in Saanich.

I believe we all recognize the absence of sufficient family

doctors presents a crisis in local health-care. The report by Medimap, shows that in 2021 Victoria had average wait times of 161 minutes for walk in clinics compared to average wait times of 25 minutes across Canada.

More recently, throughout 2022, the local media has reported on long-standing family clinics closing due to a lack of general practitioners. The reasons for the closures include physicians retiring, doctors leaving family practice for other specialties, and doctors relocating from Victoria to less expensive areas. In addition, physicians are simply burning out from work overload as well as the stress resulting from two years of COVID-19. Once a clinic closes, its patients struggle to find a new physician. Too many Saanich residents cannot find a physician. Doctor groups have also been clear that the current fee-for-service model fails to adequately cover the costs they experience in providing a family practice.

The Province is responding with considerable investment into the model for new Urgent and Primary Care Centres to address this physician crisis. Separately the Province is working and investing in solutions to the recruitment and training of new nurses, mental health workers, paramedics and family physicians.

At the Saanich municipal level we have not been idle. Most recently, we worked with Stefan Fletcher, the CEO of RebalanceMD located in Uptown Mall, to expedite permits to expand their medical campus to accommodate an increased number of physicians and improve the patient care experience. Plans include a potential new complement of approximately ten family physicians. If achieved, this would result in one of the largest integrated physician-led medical service campuses in BC.

Recently we were delighted to approve the expansion of the Luther Court Community Health Centre. With primary care services available since March 16, 2022, the full renovation of its 260-square-metre clinic provides capacity for nine full-time equivalent clinical health-care providers. These nine additional health-care workers will join Luther Court's staff in providing primary comprehensive and longitudinal health-care geared towards seniors and people living with mental health and substance use conditions.

Since election in 2018, Saanich Council has encouraged applications for large multi-unit developments to include options for new medical / healthcare campuses and daycare. The recently approved University Heights project at Shelbourne and McKenzie is an example where plans for 600+ rental units include a dedicated daycare plus a medical-physio-dental health campus. The Metah project proposed in Royal Oak at 4291 Glanford is under deliberation at Council. If approved, this would provide 251 rental units with a new medical/pharmacy campus for 8-12 physicians as well as a dedicated daycare. A fifth example, yet to come to council, is the Nicola proposal at 1555 McKenzie, which along with more rental housing, also features a pharmacy/physician campus.

More broadly on housing and living costs, we're working to improve the delivery of our housing supply. Recently we approved the Uptown Douglas Plan to further develop the Uptown, Douglas area as a vibrant regional centre balancing diverse housing, employment and recreational opportunities. We've also shifted our local area plans to focus the vast majority of new housing density along our Centres, Corridors and Villages - and away from single-family home neighbourhoods. The full range of "missing middle" housing is also being addressed. Improving our internal processes, we're following up on all 12 recommendations from the KPMG review of our planning processes to improve efficiencies, move to digital files, reduce costly times, avoid duplications, and provide more clarity and certainty to residents and applications.

Working with the BC Urban Mayors Caucus, Saanich added your voice to the call on the federal government for greater transparency and certainty in the fiscal transfers to municipalities. We have also raised a call to the federal and provincial governments regarding accepting professional qualifications from across Canada and internationally. Additionally, the regional mayors have been proactively discussing issues around the shortage of physicians with the Province since the election 2018. Our next regional meeting with the minister is scheduled in June. If you have suggestion please send them to me at [mayor@saanich.ca](mailto:mayor@saanich.ca).

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Also, BARA members can receive a 20% discount on weekend passes and Saturday day passes to the Cowichan Valley Bluegrass Festival. Additional information and tickets are available at

<https://cowichanbluegrass.com>

(Broadmead Area Residents' Association membership discount code is "BARA".)





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## Saanich Councillor Susan Brice

To My Broadmead Neighbours



As we move into spring and summer we residents are reminded how fortunate we are to live in a community that includes wonderful parks and natural areas. You should know that the health and vibrancy of these Broadmead parks are overseen by professional parks staff but also lovingly nurtured by Natural Areas and Park Stewardship volunteers.

As we are so incredibly fortunate to tap into these hundreds of volunteer hours I want to give you a brief update of what's been happening, even in challenging past period of covid.

Rithets Bog...Volunteers very active removing invasives Reed Canary Grass, Cattails and English Hawthorn to promote wetland; split rail fence installed; restoration area covered with liner to kill invasives; native plants at kiosk at Dalewood and Chatterton; protective fencing to deter rabbits.

Shadywood and Emily Carr Parks...Volunteers planting red flowering current; snowberries, elderberries, Oregon Grape and Sword ferns.

Chatterton Hill Park...Pulling Together Steward removed broom, hawthorn, daphne and other invasives, planted oak trees and erected fencing.

Boulderwood Park.. Volunteers with help of local community treated English Holly trees, planted Oregon Grape, targeted removal of Broom in west park, ivy in the forest, blackberry and broom on the east.

Lohbrunner Pond.. Volunteer stewards remove invasives, replant native species, and apparently enjoy fellowship and cappuccino! This park has ongoing issue of illegal dumping from yard clippings, so please let's help volunteers and not make their job harder.

Broadmead Park....Large patch of invasive Shiny Geranium was discovered and will be treated.

My hope is that by providing this information we will all be more aware of our wonderful natural areas and do everything we can to preserve them. If reading this has got you curious about becoming involved, please go to the Saanich web page and the link Volunteer for Pulling Together/District of Saanich.

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## Welcome New Board Members:



### Jake Boguski

I'm pleased to have recently joined the BARA Board and pleased to contribute to this special community. Two years ago, my wife and I moved to Victoria, and we were instantly hooked on Broadmead. What a great place to live, full of inspiring architecture, beautiful gardens & trails. There is no other place like Broadmead!

### Jennifer Cheng

Jennifer and her family moved to Broadmead in 2021 and love everything about this neighbourhood. "From the trees and topography, architecture, walking trails and wonderful neighbours - we couldn't think of a better place to call home." Jennifer is a local RE/MAX Camosun Realtor who is excited to be active in the community and BARA Board.



### BARA Board

**President:** Doug Baer

**Vice President:** Tony Matergio

**Treasurer:** Larry Statland

**Secretary:** Position yet to be filled

**Directors:**

Ross Taylor, Nancy Craig, Wayne Neumann, Nathan Nankivell, Jake Boguski, Jennifer Cheng, Dirk Holman

### Bugle Production & Distribution

**Ad Hoc Editorial Team:**

Doug Baer, Nancy Craig, Nathan Nankivel

**Layout Manager:** Bruce More

**Graphics Contributor:** Nancy Craig

**Advertising:** Ross Taylor

**Distribution:** Nancy Craig, Barb Lawton, Jennifer Cheng & 35 carriers

**Contact BARA:** [info@broadmead.ca](mailto:info@broadmead.ca)

## MEMBERSHIP APPLICATION FORM

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

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OR

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