

Spring 2024

Community Newsletter

- **Participate in Future Events Planned in Our Community**
- **Broadmead Sidewalks Update**
- **Celebrate Broadmead's Distinctive Homes**

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President's Message

Doug Baer

The BARA Annual General Meeting will be held on April 25 (7pm) at Gateway Baptist Church this year. The Board and I look forward to meeting BARA members as well as those interested in join-ing the organization to help us fulfill our community mandate.

I would like to give special thanks to my fellow board members as well as volunteers serving on BARA committees, especially the Events Committee (organizing the fall Community Day as well as other events) and the publications group (responsible for this newsletter).

We have two things to ask Broadmead area community members: first, please identify yourself to us if you are interested in joining us as a volunteer (PresidentBARA@gmail.com) and second, let us know if you think there are things which BARA does not currently do but might consider doing in the future.

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BARA Annual General Meeting

The BARA 2024 Annual General Meeting will be held at 7pm on Thursday, April 25 at Gateway Baptist Church (ground floor, entrance from parking lot).

The AGM will be followed by an Emergency Preparedness talk and presentation by representatives from the Saanich Fire Department:

Strengthen your organization by educating members on how to sustain themselves for at least seven days after any type of emergency or disaster. Each participating household receives a free workbook to help with emergency planning.

There will also be a prize draw for Gift Certificates for a 45 minute guided tour of the Macaloney's Island Distillery and TWO Dogs Brewery (\$27.95 value), graciously donated to BARA by the Distillery.

BARA Board

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Nancy Craig, Hengshen Liu

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Contact BARA: info@broadmead.ca

Sidewalks in Broadmead

Municipality Plans to Expand Sidewalk Network

Most of the streets in Saanich were built to extra-wide specifications (basically, the same 8.5 m road width as is provided for arterial roads) but without sidewalks. In part, the intention was probably to construct a sort of “rural ambiance” for the community.

Saanich’s Active Transportation Plan, an update for which was just approved by council in January of this year, plans to add sidewalks to many streets where they do not exist. The plan articulates a vision in which “investments in walking, cycling and rolling as well as other forms of active transportation ensure that space is being created for all road users that is safe, accessible and multimodal.”

The plan is divided into three phases: a) short-term priorities (to be completed within 7 years), b) medium-term priorities (to be completed within 17 years) and c) long-term priorities (to be completed by 2050 though to be realistic more likely 2060 or later given current construction rates). Throughout the municipality, there are 53 short-term or medium-term sidewalk projects, typically anywhere from 0.5 km to 2.0 km in length.

Broadmead is currently listed as having sidewalks on both sides of the street along Royal Oak Drive and along Chatterton between the mall and Royal Oak Avenue only. Other streets have sidewalks on one side including most notably Emily Carr, most of Chatterton and Boulderwood (there are a few others).

Only one of the priority (17 year) sidewalk projects will be in Broadmead. This is the project alongside Lochside Drive (the Lochside Trail) south of Royal Oak Drive for a distance of 500 m where the roadway will also be widened. Unlike most Active Transportation Plan construction, these improvements will be funded by the developer at 4590 Lochside Drive, not the municipality. No improvements will be made south of the school’s south entrance, where parking traffic congestion competes with cyclists and walkers.



While Broadmead will see effectively no sidewalk construction for the next 17 years, there is a plan to add a sidewalk along Ambleswood Drive in the long-term plan. The long-term plan does not add any additional sidewalks, leaving non-sidewalk streets in Broadmead other than Ambleswood “as is.”

The Active Transportation Plan also provides project priority lists for a) cycling infrastructure and b) trails in Saanich. There is a single new trail to be added to the south of Broadmead connecting the Lochside Trail with Valewood Park on the north and Beckwith Park on the south (“possibly” with St. Margaret’s School). When asked whether “project #35” might provide a connection to the trail for residents along Donwood and Faithwood, BARA was told,

“the connection is south of Donwood and Faithwood and would likely not provide a direct route for residents living on those streets.”

The Plan’s 17 year priority project list will not improve cyclist access to the Broadmead Mall or the crossing at Royal Oak, but there are two short-term term cycling priority projects in Broadmead: a) Chatterton Drive from the Broadmead Mall to Quadra Street and b) the entire length of the avenue from the Pat Bay pedestrian tunnel to Emily Carr Drive. These are both listed as “cycling improvements” as opposed to “comprehensive cycling improvements” (neither term is defined in the document), which probably implies some form of painted laneway possibly with a few curbs.



Dean Murdoch

Mayor of Saanich

We're taking road safety seriously in Saanich. Whether you walk, ride, bus or drive, everyone should be able to get around safely and conveniently.

We know there is more work to be done to help people feel safer and more confident navigating our roadways.



More than 40% of the 11,000 reported crashes in Saanich between 2017 and 2021 resulted in a serious injury or fatality. Nearly half of these crashes involve a person walking, cycling or operating a motorcycle. These are our loved ones and neighbours.

The impacts of these can be significant and long-lasting. As a community, we must ensure serious incidents on our roads become a thing of the past.

Saanich has adopted Vision Zero and we are seeking to eliminate traffic fatalities and serious injuries while ensuring safe, healthy, and equitable mobility for everyone.

This month, Saanich published the draft Road Safety Action. The draft has been created with the needs of all road users in mind to further safety for people who walk, ride a bike, take a bus, use a mobility device or drive in Saanich. It provides direction for safer road design, appropriate speeds, enforcement, education, and awareness and advocacy to higher levels of government to support safe vehicle standards.

Along with the Active Transportation Plan, the Road Safety Action Plan will serve as blueprint to guide infrastructure investments and priority actions to eliminate serious road incidents and keep people safe.

There's an opportunity to provide input into the draft plan before it is finalized. Visit: saanich.ca/roadsafetyaction

I hope you'll take a few minutes to review the draft and share your thoughts. It's important that we get the Plan right and your input helps ensure all road users can get around safely.

No matter how you get around town — whether you're a driver, cyclist, motorcyclist or pedestrian — let's all work together to make Saanich safer for everyone.

Susan Brice

Saanich Councillor

Hello Broadmead Residents

You will have seen construction activity in our Broadmead/Royal Oak neighbourhood on Elk Lake Dr. This is the redevelopment of Fire Station #2 and a critical component of our safety and wellbeing in this neighbourhood of Saanich under the leadership of recently appointed Fire Chief, Mike Kaye and his professional team. The boxy structure you see now is a temporary 2-story building which will provide accommodation for the fire crew and give them the ability to perform their full duties while parts of the existing facility are demolished.



Over the coming months you will see the new firehall building grow from the ground up from excavation to concrete pours for foundations. Near the end of 2024 look for steel beams and mass timber floors and roof. The construction schedule will be completed in 2025 and ready for Saanich Fire Department to move in early 2026.

This project will significantly contribute to meeting the Districts H G reduction targets through a net zero energy use design, low carbon and efficient building envelope targeting Energy Step Code 2 and Leed Gold.

Mentioned in my previous BARA article was the progress of the Citizens Assembly studying the Possible Advantages and Disadvantages of the Amalgamation of Saanich and Victoria. If this is an exercise that any resident wishes to be considered for these are some relevant dates:

- April 3 there are 10,000 envelopes distributed and those receiving envelopes can register to be considered.
- May 22 a random selection of 48 members for the Assembly (27 Saanich, 21 Victoria)
- At a time to be determined there will be public round table meetings.

Stay tuned if this is something of interest to you. This process will be at arms length from Saanich & Council.

Support Your Community:

Help BARA support the community by:

- **Attending the Annual General Meeting (April 25, 7pm, Gateway Baptist church)**
- **Joining BARA. See membership form on the back of this issue or go online to: broadmead.ca/members**
- **Volunteering to serve on a BARA committee or BARA Board contact us at PresidentBARA@gmail.com)**
- **Volunteering to help out with events (e.g., community day) or to deliver the newsletter**


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Seeking Volunteers for the New Event Planning Committee!

Are you passionate about creating memorable events that bring people together? We're looking for enthusiastic volunteers to join our Event Planning Committee for the upcoming community events. As a committee member, you'll have the opportunity to shape our events from the ground up, including theme selection, scheduling, logistics, and outreach. Whether you're a creative thinker or someone who loves to connect with others, your skills and dedication will help turn our community gatherings into unforgettable experiences. Join our Volunteer Team!

Tasks Include:

- Theme Development and Event Design
- Vendor Coordination and Logistics
- Marketing and Community Outreach
- Volunteer Recruitment and Management
- Day-of Event Coordination and Support

Please email: presidentBARA@gmail.com to inquire

Your time, energy, and enthusiasm can make a big difference in making Broadmead Community Day a memorable occasion for everyone. Please email: presidentBARA@gmail.com to inquire

Join us as a volunteer and be the heart of our event!

Event Planning

By Nancy Ball

Introducing Our New Event Planning Committee: Bringing More Excitement to Broadmead!

Dear Broadmead Neighbours,

We are thrilled to introduce the newly established Event Planning Committee, a dedicated group of community members committed to enhancing the vibrancy and unity of our beloved neighbourhood.

Please join me in welcoming the following BARA Event Planning Committee (in alphabetical order):

**Douglas Baer
Nancy Ball
Jake Boguski
Peter Liatowitsch**

With 2024 upon us, we have curated a diverse and exciting calendar of events designed to cater to a wide range of interests, ensuring that every resident can participate and enjoy what Broadmead has to offer.

**Annual General Meeting Event
Thursday, April 25th, 2024
7:00PM
Gateway Church
898 Royal Oak Avenue**

The more you know, the more you can share your input as the Annual General Meeting (AGM), scheduled for late April serves as a vital platform for community engagement. During the AGM, we will address crucial community matters, provide updates on ongoing projects, and discuss our future. All residents are encouraged to attend, ask questions, and share their insights. Additionally, board member elections will take place, offering residents the opportunity to nominate candidates or run for a position, thus influencing the direction of our community.

Broadmead is a community like no other, and together, we have the power to make 2024 a year filled with cherished memories, meaningful connections, and shared experiences that define the very essence of our neighbourhood.

**Broadmead Community Day Event
Sunday, September 8th, 2024
10:00AM-2:00PM
Broadmead Village
777 Royal Oak Drive**

Mark your calendars for Broadmead Day, the highlight of our community calendar, returning this September! This full-day celebration encapsulates the unique spirit of Broadmead, bringing together families, friends, and neighbours for a day of festivity. Expect live music performances, mouthwatering food options, engaging games, and activities for residents of all ages. This event is not only a chance to savor local flavors but also to strengthen bonds with your neighbours, creating cherished memories along the way.

**Community Holiday/
Christmas Season Event
December 2024**

As December arrives, we'll welcome the end of the year with our Holiday/Christmas Season Event. Transform your homes exterior and shared spaces into a winter wonderland by participating in our Holiday/Christmas Decorating Competition. Let's unite in spreading the joy and warmth of the holiday season throughout Broadmead. There will be different prize categories so let your creativity to come to life through your holiday decorations!

Join Us!

Our Events Committee is dedicated to ensuring that these gatherings are inclusive and enjoyable for all residents. Stay tuned for forthcoming announcements regarding specific event dates, volunteer opportunities, and ways to get involved. If you're interested in joining the Events Committee or have ideas to share, please e-mail: Douglas Baer presidentBARA@gmail.com



Broadmead Community Day Volunteers Needed!

Broadmead Community Day is Sunday, September 8th at Broadmead Village 10:00AM-2:00PM and we're calling on our neighbours to come together and volunteer for a day filled with fun, friendship, and community spirit. This is a fantastic opportunity to meet new people, give back to your community, and be a part of something special. We have a variety of roles available, so whether you're outgoing and love to interact with people or prefer a behind-the-scenes role, we need your help to make Broadmead Community Day a success!

Volunteer Tasks Include:

- Working at the Children's Station: Engage with our youngest attendees through games, crafts, and activities designed just for them.
 - Handing Out Food: Serve delicious treats and meals, ensuring all our guests enjoy the tasty offerings of the day.
 - Handing Out Coffee: Keep our community energized by serving hot coffee with a smile.
 - Setting Up: Help us transform our space into a vibrant event venue by setting up tents and tables.
 - Clean-Up: Assist in the post-event breakdown, ensuring everything is packed away neatly.
 - Helping with Vendors: Support our vendors with setup, operations, and any needs that arise during the event.
- Your time, energy, and enthusiasm can make a big difference in making Broadmead Community Day a memorable occasion for everyone. Please email: presidentBARA@gmail.com to inquire

Join us as a volunteer & be the heart of our event!

B.C. Bill 44

Suites (and Garden Suites) & the Statutory Building Schemes (“covenants”) in Broadmead)

By Doug Baer & Nancy Ball

The question of whether it is a good idea for homeowners in Broadmead to be allowed to build and rent out in-house suites or external “garden suites” probably divides the community. Those in favour of a “no restrictions” outcome might reasonably argue that there is a housing crisis, and we need the extra housing units that would be created. They might also proffer the argument that such units generally cause no harm or at least only minimal harm to the visual “streetscape” of the community. Those taking the opposite position might argue that, when they moved here, they expected to be in a community exclusively devoted to single-family housing (except of course for the townhouse strata already in place), that they value the privacy or that denser housing leads to street parking issues.

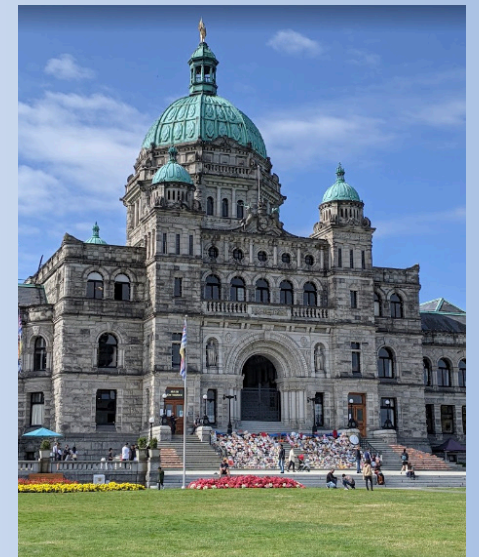
This article is not intended to promote either of the two sides in this discussion. Rather, it seeks to outline the restrictions on housing types currently in place and detail how the provincial government’s Bill 44 affects these restrictions. BARA does not take a position in this debate/discussion; BARA’s role in the “covenants” is limited to providing information to residents as it does not have legal “standing” in covenant-related matters.

The municipality of Saanich has a secondary suite policy and a garden suite policy, the former developed over a decade ago while the latter was put in place in 2020. The secondary suite policy explicitly excluded Broadmead from the defined “area where secondary suites are allowed by permit process while allowing suites, under certain conditions, elsewhere within the Urban Containment Boundary (that is, areas of Saanich other than the Blenkinsop Valley and “rural Saanich” to the northwest). Enforcement of this policy was fairly lax because, under the Bylaw Complaints Policy, “complaints concerning alleged secondary suites will only be investigated upon receipt of two separate written complaint registered by two or more residents from separate dwellings located within 100 metres of the alleged illegal suite.” Complainants were rarely able to find a separate household this close to the subject property to mount a compliant.

The garden suite policy does not have the same geographic restrictions as the secondary suite policy and Saanich has, in the recent past, issued a building permit for a garden suite in the Broadmead area. Perhaps fearing legal liability as a result of a 2022 Supreme Court of B.C. case involving that same property, Saanich’s website now warns applicants, “Note: Properties in the Broadmead area have pre-existing private covenants on title that do not permit garden suites.”



The provincial government’s Bill 44 – the bill permitting greater densification on lots zoned for single-family housing (effectively prohibiting municipalities from creating zoning to render lots usable only for single-family use) erases the “not in Broadmead” restriction on secondary suites. Since the municipality previously had no municipal rules prohibiting garden suites in Broadmead, there has been no change regarding garden suites.



Broadmead, originally developed by Broadmead Farms Ltd., and the nearby Donwoods/Faithwood/Praisewood area developed by various companies associated with Mann Construction, all have Statutory Building Schemes (there are over 70 of them), most of which have some sort of reference restricting usage to “single family” only. These restrictions were developed by the original developer but binding on owners pursuant to the Property Law Act and the Land Title Act. Have these restrictions now been removed as a result of Bill 44? For this, we turn to a publication produced by the B.C. government entitled Provincial Policy Manual and Site Standards, produced in conjunction with the passage of Bill 44. This publication first talks about covenants imposed by municipalities but then turns its attention to statutory building schemes (p. 24) :

Statutory building schemes are another form of restriction registered on a parcel’s title that could impact the potential to achieve the residential densities prescribed by the SSMUH legislation [Bills 44 and 47]. Statutory building schemes are generally reciprocal, in that the restrictions on each are imposed for the benefit of the other lots in the development.

Restrictions imposed by the building scheme run with the land and bind future owners/renters in the subdivision.... Local governments are not generally party to, or responsible for the administration of the building scheme.

Provided that the building scheme is valid, it will take precedence. An existing statutory building scheme registered on title that limits property use to one dwelling unit will override the unit densities prescribed through zoning updates in accordance with the SSMUH legislation.

The manual goes on to note that local governments can zone properties in a statutory building scheme for a higher density [indeed they may be required to do so by Bill 44], “but the first responsibility of the owner(s) of that land is to uphold the terms of the building scheme.” (p. 25).

Since the Land Title Act is a creature of the provincial government, the provincial government could at any time in the future decide to delete some or all of the provisions of statutory building schemes across the province. But it has shown no sign that it intends to do so.

Is there any way a homeowner on a property with a Schedule of Restrictions prohibiting anything other than single family use get this restriction changed? One possibility is that if every owner in the building scheme consents, a building scheme can be modified or even deleted entirely under 220(4) of the Land Title Act though this requires a court application and will require legal assistance. If there is one or more property owner(s) not in agreement, things get more difficult and expensive. An owner can apply to the courts under the narrow set of conditions outlined in section 35(2) of the Property Law Act, but this process will have a far less certain outcome, with a very real prospect that the application will fail.

Please note that we are not lawyers and are providing the information above on an “as best we know” basis. “For a definitive opinion on the legal standing of any restriction and its prospects for amendment, consult a lawyer competent in this area of law.

The Homes of Broadmead

by “By” Bianca Bucarelli and Jake Boguski, Photography by Hengshen Liu and Article Coordinator Jennifer Cheng

Broadmead has many homes of architectural significance which contribute to the unique and special beauty of our community. Existing in harmony with the natural landscape, the homes of Broadmead stand as reflections of their residents and foster a sense of belonging among community members.

In celebration of Broadmead’s distinctive homes, we welcome you in to visit our featured property: Shadywood House.



Shadywood House (David H. Warner, 1978)

Designed by Architect David H. Warner, Shadywood House shares a connection with many Broadmead homes and with several notable modernist buildings across Greater Victoria.

Warner studied and practiced in London in the 1950s. He established a private practice in Calgary in the 1960s before ultimately joining Siddall Dennis Warner (SDW Architecture) in Victoria. Warner is credited with many homes in Royal Oak, including most of the townhomes in Broadmead, and designed many Greater Victoria landmarks.



A Curious Connection

The story of the current owners of Shadywood House became serendipitously intertwined with the architectural heritage of the home and with architect David H. Warner when owners Bianca and Jake moved to Victoria following a job offer at none other than the former Dunsmuir Lodge. Also designed by Warner, Dunsmuir Lodge (now a private healthcare facility) shared strikingly similar features to those of Shadywood House. It seemed pre-determined that architecture enthusiasts Jake and Bianca would purchase Shadywood House and only fitting they would continue to embrace the Warner’s unique aesthetic in their home.



A Peaceful Retreat

The spaces we inhabit physically influence the spaces we inhabit mentally. In Shadywood House, the interior of the home evokes creativity, energy, and a sense of refined whimsy. Select original features such as a Cone Fireplace in a fantastically quirky shade of orange only serve to amplify the sense of delight this home offers to a curious eye!



On balance, natural elements ground and calm the space. The impressive rock on which the house is built is embraced as a prominent entryway feature and the original indoor garden space offers lush ferns and water feature. A private outdoor lap pool surrounded by towering fir trees is yet another highly unexpected and magical aspect of this home’s



design. The Broadmead home was most recently re-imagined by Inkblot House, an interior styling service specializing in blending psychology and design (www.inkblothouse.ca).

A joy to live in and a pleasure to share– thanks for touring Shadywood House.

Commentary on BARA role in promoting Architecture and Community Identity

Recognizing the architectural history of a Broadmead home is vital for preserving the area’s heritage, maintaining a sense of place, guiding development, and fostering community pride and economic



prosperity. Understanding the architectural history can inform urban planning and development decisions. By recognizing and promoting the architectural history of Broadmead, we maintain the identity of Broadmead. In future we can attract visitors interested in exploring its unique heritage, thereby supporting our local businesses and our community.



Look forward to future issues where we feature Broadmead’s unique homes architecture.

If you would like the history of your home to be featured in a future issue, reach out to us at Jennifer@movetovictoria.com



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Lana Popham



There aren't very many of us who haven't noticed the difficulties that this past winter weather has brought to our region. As our gardens and parks begin to wake up this Spring, the damage that cold temperatures did is becoming obvious. I've seen many trees and shrubs that are showing signs of die back on branches and limbs, as well as some that have totally died. As much as we felt that cold snap here, other areas of the province did much worse. The Okanagan was slammed with record breaking freezing temperatures that went so low it looks like over 80-90% of fruit production might gone this production season. This is difficult news for our farmers in the province and for us as eaters. A response was needed but not just support for climate temperature fluctuations but for other issues that climate change is bringing like diseases.

Just last week our government announced an enhanced replant program that will provide as much as \$70 million more in support to help our producers replace damaged, diseased and low-producing vines, plants and trees with climate resilient varieties that produce in-demand, premium fruit and help us protect our provincial food security. As we head into a summer that will most likely be accompanied by drought, we have also announced that farmers will be able to access an additional \$80 million in funding through the Agricultural Water Infrastructure Program to make irrigation more efficient, or to build infrastructure to improve water availability and storage. These actions will benefit food production but also help with stream flows and fish populations. As far as food security goes in BC, it's all hands on deck right now and everybody can be part of the solution. It's always a good idea to use our purchasing power to make the choice to support BC products. Government investment is critical and so is consumer support. As we head into another difficult growing season, I hope you can support our BC farmers. They will be here for us as long as we are there for them.

Here is a great Spring recipe that uses fruit from last year. Look for this BC fruit in the freezer section!

BC Raspberry Yogurt Parfait

1 cup frozen BC Raspberries
½ cup vanilla yogurt
1 crumbled cookie of your choice (homemade or from a local bakery)
Combine frozen raspberries with yogurt. Sprinkle with cookie crumbs. Let sit for about 15 minutes. Enjoy!

Warm regards,

Lana Popham

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260-4243 Glanford Avenue
Victoria BC V8Z 4B9

Meet Your Neighbours

By Nancy Ball

Hengshen (Bendy) Liu and his wife, Jamila, embody the essence of community spirit and cultural diversity in our neighbourhood. Since their move from China to Victoria in 2009 and settling in Broadmead in 2018, they have integrated deeply, enriching the community with their experiences and backgrounds. Liu, a University of Victoria Political Science graduate, has a varied career, including work in the tourism industry before 2020, leveraging his passion for travel. He and Jamila enjoy travels to Southeast Asia, reflecting their love for warmer holidays.

Liu's entrepreneurial spirit, inherited from his mother, has shaped his approach to life, inspiring him to engage with and contribute to his community actively. This spirit is evident in his participation in local initiatives, serving on the BARA Board of Directors and the Newsletter Committee, where he encourages community engagement and volunteers his photography skills, especially during Broadmead "Community Day".

The couple's choice to make Broadmead their home was influenced by its peaceful, scenic beauty, tall trees and the balance between privacy and community engagement. The friendly atmosphere, exemplified by neighbours' mutual assistance and the exchange of gifts during holidays, underscores the close-knit relationships in Broadmead. In their spare time, they like to go to Victoria Downtown for shows and performances to support the vibrant local creative communities.

Through their story, Broadmead emerges as a community where connections are nurtured, and cultural diversity is celebrated, highlighting the importance of community involvement and the joy of shared traditions. Thanks for contributing to Broadmead's Best, Hengshen & Jamila!



Know someone who embodies our community's spirit, who have contributed to Broadmead or have a story of your own to share? Let's highlight the individuals who make our neighbourhood shine. Reach out to nominate a neighbour or to be featured in our next issue. Reach out to nominate a neighbour or to be featured in our next issue.

Doug Baer

Please email: presidentBARA@gmail.com

Help us make our community's stories heard!

BARA Annual General Meeting

The BARA 2024 Annual General Meeting will be held at 7pm on Thursday, April 25 at Gateway Baptist Church (ground floor, entrance from parking lot). The AGM will be followed by an Emergency Preparedness talk and presentation by representatives from the Saanich Fire Department.

The meeting's agenda and related materials will be posted on BARA's website:

www.broadmead.ca

Look for the "members" tab. Our website also contains useful information on membership, BARA's constitution & bylaws, trails in Broadmead and real estate signs as well as past issues of this publication (online version).

Douglas Baer

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/>

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