

Broadmead

& Area Community
Newsletter





MOREAU
REAL ESTATE TEAM
LESS TALK. MOREAU ACTION

Buying or Selling?
Connect with us for real estate advice, market updates or how we can assist with your next move.
MOVETOVICTORIA.COM 250.744.3301



scan to learn more about us!



DANIELLE MOREAU BLAKE MOREAU JENNIFER CHENG
PERSONAL REAL ESTATE CORPORATION PERSONAL REAL ESTATE CORPORATION REALTOR



fūdo
Japanese Restaurant



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




ARTISAN BISTRO
Café · Restaurant · Broadmead

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



Wiseman & Mills
CHARTERED PROFESSIONAL ACCOUNTANTS

Murray Wiseman, B.Comm, CPA-CA, IFA, CFF

Tel: 250.744.3543
Fax: 250.744.3546
murray@wisemanmills.ca

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

artisan dental
broadmead village

Dr. Chélise Kasun Inc. B.Sc., DMD
250-479-8100
510-777 Royal Oak Dr.
info@artisantentalvictoria.com
www.artisantentalvictoria.com





President's Message

Doug Baer

The biggest piece of news in the community this fall is the return of BARA's Community

Day event, which was held in early September this year. We had childrens' activities, food handouts, music, fire and police displays, and a wider variety of information booths from non-profit organizations than has been the case in the past. We thank all of our generous sponsors, who are acknowledged individually elsewhere in this issue of the newsletter.

We let BARA members know about the event via email and we display posters in Broadmead mall stores to advertise the event, but unfortunately, the timing of this newsletter does not provide us with the ability to inform non-member Broadmead area household individually. If you are not a member of BARA and want to find out when the next Community Day event is being held, you can either: i) join BARA (!), or ii) check our website in early September.

I would be remiss if I did not thank the various volunteers who, in addition to our sponsors, made Community Day a success. Nancy Ball deserves special credit for doing much of the organizing work.

BARA Committees. This year found us a bit short-handed when it came to volunteer support. Of course, our dedicated delivery people continued to work hard to make sure last spring's newsletter and this present newsletter got/ will get distributed to all Broadmead area households. And our Board continues to pitch in to do much-needed work on your behalf. But we could use additional help. The best way to help BARA – aside from joining if you are not already a member – is to volunteer for one of our committees. Elsewhere in this issue these committees are outlined and described. If you are willing to help out, please contact me at PresidentBARA@gmail.com.

Saanich Building Bike Paths. As part of the 2023 updated Active Transportation Plan, Saanich will be building out cycling infrastructure along Chatterton (all the way from Royal Oak to Quadra) and along Royal Oak Avenue (from Royal Oak Drive, across Chatterton, to the pedestrian tunnel under the Pat Bay Highway). The Royal Oak Avenue construction will provide a helpful (and safe) connection to the Royal Oak Mall for Broadmead cyclists. It will likely require the elimination of street parking along Royal Oak Avenue between Chatterton and the pedestrian tunnel under the Pat Bay Highway. We do not yet have plans for the street improvements, but hope to be able to provide them in the Spring 2025 issue of

this newsletter. The Royal Oak Avenue route is also a safe alternative for cyclists who would otherwise cross the Pat Bay Highway at Royal Oak Drive, since current Saanich planning does not call for the improvement of safety along Royal Oak Drive at least until after 2040. This safe alternative does, however, entail a 3 km. detour (for a discussion, see the Fall 2023 issue of this newsletter, which is available on our website at www.broadmead.ca/bugle).

The Quadra McKenzie Plan: The Chatterton/Quadra/Emily Carr corners

Saanich has put a lot of effort into a massive planning process around the Quadra and McKenzie corridors. By and large, the impact of proposed changes on most Broadmead residents are fairly minor, as we are not in this planning area. An exception is the property at the corner of Quadra and McKenzie (former church property) extending up along Emily Carr to Maltwood. This property will form a key part of the "Chatterton Hub", one of 4 "hubs" along the length of Quadra. It will be zoned for higher-than-normal densities "to help provide walkable services and amenities". Presumably this means a coffee shop and similar commercial/retail businesses on the ground floor of 6 or more story buildings. As the Cordova Bay experience has taught us, though, the planning promises for businesses which help make an area more "walkable" do not always come to fruition, so it will remain to be seen whether the hub becomes a net community asset as current planning will suggest. Residents from this end of Broadmead lamenting the closing of the coffee shop in the Chatterton complex will hopefully look forward to there at least being a possibility of a new enterprise within walking distance.

The McKenzie-Quadra plan makes no short-term commitments for cycling infrastructure which would allow Broadmead residents who have cycled down Chatterton to the intersection at Quadra to then cycle downtown (or at least cycle as far as the Lochside Trail where it crosses Quadra), leaving the construction of a cycle route along Quada as a "medium term" priority (no sooner than 2030, possibly as late as 2040). For cyclists riding down Chatterton to get downtown, there is a "bikeway" along Dieppe and then Douglas Street going south all the way to City Hall, but no connection at Chatterton and Quadra (cyclists must literally ride on the sidewalk to get there). The McKenzie Quadra Plan suggests that there might be a new road punched through from the Chatterton/Quadra intersection to connect to Dieppe – this would solve the "connection" problem.

Don't miss the BARA Annual General Meeting This Spring:

BARA will once again be holding an **Annual General Meeting** in the spring. We are usually – although not always – able to get an issue of this newsletter out by then so that everyone is made aware of the location and timing of the meeting. We remain open to suggestions for people we might get as guest speakers.

As always, we remain open to suggestions from members of the community regarding new activities we might engage in to better support the community (assuming we can find enough volunteers). Please don't hesitate to contact us with ideas (info@broadmead.ca).

The Case for Noise Cameras Tackling Vehicular Noise Pollution

We've all likely been there. It's late in the evening, or perhaps the middle of the night. You are just dozing off, or maybe you've been asleep for hours. Suddenly, the peace is shattered by the roar of a vehicle's exhaust screaming through the neighborhood. Unfortunately, this is an all too common occurrence in our growing community. Such disturbances not only interrupt sleep, but also have broader negative impacts on health and the well-being of our neighborhoods.

Vehicular noise pollution—whether from loud or modified exhausts, excessive engine revving, or burnouts—challenges traditional law enforcement and bylaw approaches. Residents rarely have the means to provide actionable information to police. When a loud vehicle rumbles through, waking you up, it's typically long gone by the time you can even attempt to identify it.

Fortunately, there is a solution to this problem: noise cameras. Noise cameras offer a modern approach to combatting vehicular noise pollution. They work like red light, or speed cameras, and are equipped with both cameras and audio sensors. The cameras are triggered when a vehicle's noise surpasses a pre-defined threshold, allowing authorities to identify violators efficiently and effectively

In British Columbia, the Motor Vehicle Act (MVA) sets limits for vehicle noise emissions. For example, motorcycles must not exceed 91 decibels, and light-duty vehicles are capped at 83 decibels. However, enforcing these regulations is difficult. Traditional methods of roadside enforcement are resource-intensive and often sporadic, law enforcement have other priorities that address more acute threats to safety on our roads, and road-side stops can be dangerous for all people involved.

The laws are already in place, the challenge is enforcing those laws. This is where noise cameras can come into play. Unlike police patrols or complaint-driven enforcement, noise cameras offer continuous, calibrated, unbiased monitoring. They allow for real-time detection of vehicles exceeding the noise thresholds, allowing law enforcement officers to focus on acute issues, while the cameras can tackle vehicular noise pollution. Noise cameras have already been successfully implemented in cities around the world, including New York, Paris, and several municipalities in the UK.

The impacts of noise pollution extend far beyond mere annoyance. Studies link prolonged exposure to excessive noise with stress, cardiovascular issues, and sleep disturbances. For lower-income



individuals who may live closer to major roads, these effects are magnified. Additionally, noise pollution undermines social cohesion, making it harder for people to engage in daily conversations and connect with neighbours, enjoy public spaces, or simply relax.

Saanich, like many other growing communities, faces rising noise pollution as density increases, particularly along major corridors and village areas. According to Saanich's Centres, Corridors, and Villages (CCV) Plans, these areas are expected to see continued development in the coming years. While this increased density brings benefits like walkability and affordability and is important, it also brings louder streets and greater exposure to noise pollution. Addressing noise pollution is one way that we want work to improve the health and quality of life for all residents.

Noise pollution is a multi-faceted issue, and I have been working on issues relating to noise pollution for a number of years. I first floated the idea of Saanich running a noise camera pilot last year, and while the Council ultimately opted not to go ahead with a pilot, progress is being made. I am pleased to say that the annual meeting of the Union of British Columbia Municipalities (UBCM) recently adopted a resolution calling on the province to set up a pilot project to explore the potential use of this technology in BC. I am grateful to my friend and colleague, Councillor Samantha Sagtarap, from Port Moody, who submitted this resolution to UBCM, and to delegates who supported the resolution.

While this will only address one type of noise pollution, my hope now is that the province responds favourably to this resolution and sets up a noise camera pilot and that this technology proves to be an effective tool for combatting insidious, disruptive, and harmful vehicular noise pollution.www.vvww



Your Community Specialist
Visit VictoriaRealtor.com



Downsizing & Negotiating Advisor

Maximize Your Profit in Less Time

Find Unlisted & Off The Market Homes

20+ Years Experience

CALL or TEXT
250.880.8818

NANCY BALL
Helping clients since 2003

VOLUNTEER • NEIGHBOUR • FRIEND

HOME STAGING REALTOR®



"I couldn't imagine
a better place
than Tapestry."



Live in an award-winning community for independent seniors.

Enjoy personalized services and exceptional wellness-inspired programs. Pursue your passions and live life to the fullest.

Exclusive Fall move-in incentive when renting prior to November 30.

Tapestry
Victoria Harbour

TAPESTRY AT VICTORIA HARBOUR
777 Belleville Street, Victoria
TapestryVictoria.com | 250.419.4261

CONCERT PROPERTIES

CONCERT PROPERTIES - TAPESTRY VICTORIA HARBOUR

Dean Murdoch

Mayor of Saanich

A new way to connect with Saanich residents



Hearing directly from the people who live here is one of the most important parts of the job for Mayor and Council. Your thoughts, ideas and concerns matter, and we're always looking for better ways to listen and respond.

Since 2015, the Open Forum has been a way for people to share their views in-person with us. Residents could come to Council chambers to deliver brief remarks, without much opportunity for

Council to respond in a meaningful way. People felt like they were talking to a wall, with no back-and-forth and no real engagement. Some also disliked the formality of the space, which made public speaking a bit more stressful for them.

We all want something better. That's why we believe it's time to try a new method — a Town Hall format where we come to you in an open and more personal community space that's more comfortable and less formal than Council chambers. A place where we can actually interact with each other, ask questions, get into the details and have real conversations about the issues that matter to us all.

Your Council held its first-ever Town Hall meeting at Cedar Hill Golf Course Clubhouse on October 22. It was very well attended and we heard from 26 registered speakers for over two hours, and several dozen more folks who connected with members of Council one on one after the meeting.

We're planning on hosting three Town Halls a year to give people a chance to speak directly to Mayor and Council about the issues that matter to them. The Town Halls will take place in different parts of the community so you don't have to come to the Council chambers for your chance to be heard.

We are also exploring additional opportunities for engagement and dialogue. Saanich's Finance and Governance Committee is working on more tools for public input, and we're excited to see what ideas they bring forward.

We know we may not get this process perfect right away, but we're committed to making it better. Your feedback will be crucial as we keep improving how we listen and respond to the community. Please share your ideas with us by emailing council@saanich.ca.

These Town Hall meetings are about creating a better experience for everyone — where you feel listened to, and where Council can respond with the information or rationale for decisions that you're looking for.

I hope you'll join us for future Town Hall meetings and let us know about ways we can make your Council more accessible. Let's make this an opportunity to create real conversations, where your voice helps shape the future of Saanich.

Susan Brice

Saanich Councillor

Hello Broadmead Neighbours

Your Saanich Council is working hard on all the usual issues including budget, road safety and natural areas protection and hopefully you can follow these matters through the media. I'm going to take this opportunity to bring to your attention a couple of projects underway in Broadmead that you may not have been aware of.



Two exciting projects are underway at Outerbridge Park on Royal Oak Drive. The first involves upgrading the existing irrigation system and the second involves creating a pollinator meadow in the northeast corner which has historically been overrun by invasive grasses, Himalayan Blackberry and thistles. This will be replaced with native plants, bird boxes and insect habitat. The impact of these projects will become noticeable in summer 2025. This work is made possible by Joan Outerbridges significant contribution to Saanich.

In the coming year as part of our commitment to enhancing active transportation, I am pleased to share upcoming cycling improvements planned for 2025 in order to make our roads safer and more accessible for cyclists and pedestrians. Chatterton Way from Quadra Street to Royal Oak Drive will feature new bike lanes. This will make it easier to access Broadmead Shopping Centre and Beckwith Park in particular. In addition there will be a bikeway constructed between Hi-Way 17 and Royal Oak Drive.

Stay tuned on our website at Hello.Saanich.ca for more updates as we move forward with these projects.

Very best wishes for the winter ahead and please stay safe and cozy.

BARA Board

President: Doug Baer

Vice President: Bil Heatherington

Treasurer: Larry Statland

Secretary: Wayne Newmann

Directors: Jake Boguski

Jennifer Chong

Bernd Schweitzer

Newsletter Production and Distribution

Ad Hoc Editorial Team

Doug Baer, Jennifer Cheng, Nancy Ball

Layout Manager: Bruce More

Graphics Contributor: Nancy Craig

Advertising: Ross Taylor

Photographs: Hengshen Liu

Distribution: Jennifer Cheng,

Barb Lawton & 35 carriers

Contact BARA: info@broadmead.ca

A great sleep. A better you.
Life changing.



FAWCETT

Mattress

FAWCETT
MATTRESS
.COM

SO... IS IT TIME FOR YOU TO SELL?

Take advantage of our Free Market Evaluation service and let's figure out if the time is right for you.

Let's talk.
250.744.5551

team@mcleanrealestategroup.ca

Not intended to solicit properties already listed for sale.

Save the Date for our Annual:

**NEIGHBOURHOOD
GARAGE SALE!**

**SAT, JUNE 15, 2024
9:00 AM - 1:00 PM**

We are hosting our Annual
Neighbourhood Garage
Sale in June!

We will be
advertising and
providing signage for

every home that participates. Contact us
to register for this free event, **250.744.5551**
or team@mcleanrealestategroup.ca

garage
sale

McLean RE/MAX CAMOSUN
REAL ESTATE GROUP
PERSONAL REAL ESTATE CORPORATION



RE/MAX
CAMOSUN



COMMUNITY DAY

By Nancy Ball

Broadmead Community Day 2024, hosted on Sunday, September 8th at Broadmead Village Centre Court, was a lively celebration of community spirit. Organized by the Broadmead Area Residents’ Association (BARA), the event featured live music by Morien Jones (sponsored by Broadmead Hearing Clinic), balloon artistry by Donald Dunphy (sponsored by Canadian Tire Broadmead), and face painting by Katie & Kim (donated by Realtor Mary Brookes). Families enjoyed games from “The SuperHeroes of Victoria,” sponsored by Realtor Nancy Ball, and a chance to engage with local non-profits like Mental Health South Island and PAWS For Hope.

Highlights included displays from Saanich Police, Fire, and Emergency Services, plus the historic 1946 Monarch Police Car. BARA volunteers, including Hengshen (Bendy) Liu, captured memorable moments, while Barb Hardie and Maureen Rivers welcomed guests with Starbucks coffee and treats. Educational booths from Rithet’s Bog Conservation Society and Saanich Emergency Services added depth to the festivities.

Thrifty’s Foods provided the grill, and Romeo’s Pizza donated hot pizza, ensuring everyone was well-fed. Thanks to the dedicated Events Committee—Doug Baer, Nancy Ball, Jake Bognoski, and Peter Liatowitsch—and our generous sponsors. (see back cove)

We thank all who joined us and look forward to next year!



New Scottswood Village Sign

The homeowners in the Scottswood Village development in Broadmead recently worked together to improve the appearance of the sign at the entrance to our community. The original sign was placed by the developer 30+ years ago and was showing its age.

One of our neighbours spearheaded this project. She found volunteers within Scottswood Village with the appropriate skill set and tools and scheduled two work parties. At the first, the shingles on the small roof at the top of the sign were removed and the plywood underneath it assessed for rot or damage. The second work party involved the application of new, stained cedar shakes.



In addition to the volunteers who worked on the sign, a group of neighbours helped support the project financially. An announcement was circulated to our community explaining the project and inviting people to donate funds if they felt so inclined. The cost of the project was covered by this fundraising.

There are plans to do some touch up painting on the sign itself. New plants have been placed at the base of the sign to enhance the appearance of the traffic island.

Working on the sign brought many neighbours together to chat, volunteer, or contribute financially. It is an example of community building that has the additional benefit of improving the appearance of the entry to our small neighbourhood.

Lorie Bradley

1027 Scottswood Lane

Your Community Association needs volunteers!

BARA is governed by a Board of Directors which meets monthly. But important work within the organization is also being done by our committees, all of which are in need of volunteers to help out. Here is a list of our committees:

1. Publications Committee. This committee puts together the twice-annual Broadmead Area Community Newsletter. The committee solicits articles for upcoming issues, acts as a collective editor/editorial board, assists the layout/production volunteer, and arranges printing. (The actual distribution of the publication is done by a large group of volunteers under the supervision of one of our Board members). Publications committee members also write articles themselves on matters of interest to Broadmead residents.
2. Events Committee. The Events committee is responsible for organizing the annual Community Day event but is also tasked with presenting ideas to the BARA Board for possible additional activities and events. BARA has, in the past, joined other nearby community associations at municipal, federal and provincial election time to organize All Candidates' events (generally in "debate" form) at Claremont Secondary School. New ideas for activities are always welcome.
3. Covenants committee This committee is responsible for responding questions from Broadmead and nearby Donwood/Faithwood/Praisewood residents regarding the Statutory Building Schemes (also referred to as the "covenants") in our community. It liaises with the real estate industry to promote the use of Broadmead-specific real estate signs. It frequently answers questions from realtors who are new to the area. The committee is also responsible for recommending to the Board activities or approaches to take when community members ask the community association for assistance when disputes take place.
4. Social Media and Technology. This committee is responsible for the organization's web page and its social media (Facebook, X) presence.
5. Parks, Trails and Green Spaces. This committee is responsible for identifying issues and concerns which affect parks, trails and conservation areas within the community. It attempts to represent the community and bring concerns to Saanich Parks as appropriate. It also works to keep the community apprised of threats to the unique ecosystems in our community through articles in the newsletter and by other means. It liaises with other nearby organizations (for example, the Rithet's Bog Conservation Society).
6. Transportation. This committee monitors pedestrian and cyclist safety issues as well as traffic concerns in the community. For years, BARA worked to respond to concerns from residents along Emily Carr Drive by pushing Saanich to reduce speeds and create traffic calming measures along that street. The committee also monitors pedestrian and cycling infrastructure plans (both CRD and Saanich) which will affect the Broadmead area.

If you are interested in serving on one of our committees, please drop us a line! Email: info@broadmead.ca or presidentBARA@gmail.com.



Rithets Bog needs water!

Rithet’s Bog Conservation Park is the largest green space in the Broadmead Area. The 38.4 hectare nature sanctuary has a loop perimeter trail connecting with the Broadmead area trail system and contributes to the special character and appeal of our neighbourhood. Rithet’s also has habitats unique to the region, and the highest biodiversity of any site in Saanich. This diversity makes Rithet’s not only important to the neighbourhood but an important natural asset for Saanich and the broader region. Unfortunately, much of these natural assets, particularly the wetland systems, are facing existential threat. Rithet’s needs water.

As a result of global climate change our summers are getting longer and dryer. This results in the summer water table getting lower and lower. Systems that historically would be inundated through the summer and into the fall are drying up in June.

Drying out wetland habitats during the summer is devastating for these systems. Aquatic flora and fauna simply cannot survive without standing water. If you’re a Three-Spined Stickleback (*Gasterosteus aculeatus*) and there is no water, you die. If you are a Pacific Chorus Frog (*Pseudacris regilla*) even an extra week of inundation can mean the difference between a successful brood of tadpoles becoming froglets or the loss of a generation.

The most dramatic impact of the lower summer water table though, is the shift in vegetative cover. Wet winters and dryer summers favour three species at Rithet’s, Reed Canary Grass (*Phalaris arundinacea*), Hardhack (*Spiraea douglasii*) and Willow (*Salix* spp). These species share some common traits; they need a dry soil surface for germination, they are extremely vigorous forming monotypic stands, and they hasten terrestrialization.

The last ten years have seen dramatic changes in Rithet’s landscape with significant wetland habitat fully degrading, but native wetland habitat remains. More importantly, this remaining wetland has intact,



native, and biodiverse vegetative communities. If there is no action to improve the hydrologic conditions, these remaining wetland habitats will not remain for long. Once these vegetative communities are lost, they are difficult to re-establish.

Global climate change is a proximal cause of these changes, but there are underlying hydrologic issues as well. Rithet’s has a long history of land use and was in agriculture for over 80 years. A legacy of agricultural use is a series of ditches. These ditches were installed to convey water out of the wetland to help support farming. These ditches remain and many continue to function as designed.

The narrative around addressing hydrologic challenges is that they are complicated and that the solutions are very expensive. Despite the complexities there are possible remedial actions that can be taken to address Rithet’s hydrologic challenges that are lower cost and lower risk. Examples of such actions would be repairing existing infrastructure to function as designed and begin the process of decommissioning the agricultural ditches.

There is an opportunity to conserve critical habitat in a zoned conservation park, but the window for action is closing.



Volunteer work party



orta) with a
brador Tea
nderstory.
abitat, likely
The plant in
yellow listed
y significant
the only
till growing.

What are “feed the wildlife signs doing in a conservation area?

In the spring of 2021 Saanich posted signs in Rithet’s Bog Conservation Park along the Chatterton marsh instructing how to feed ducks grain instead of bread. These signs advertised the site as a place to engage in recreational wild duck feeding and were effective as the number of people feeding ducks has since increased.

Feeding wild ducks is not heathy for them. The BC SPCA has a policy statement encouraging municipalities to adopt bylaws prohibiting intentional wildlife feeding and specifically feeding waterfowl.

<https://spca.bc.ca/programs-services/leaders-in-our-field/position-statements/position-statement-on-wildlife-feeding/>

The municipalities of Vancouver, Burnaby, Vernon, and Esquimalt have prohibited the feeding of any wildlife. It is illegal to feed any wildlife in Canadian national parks.

Saanich’s response to posting the signs has been it was important to educate visitors to feed ducks with appropriate food to get away from some habits of feeding bread. While it’s true that ducks don’t need to be fed at all, feeding them appropriate grains is better if visitors are going to feed them at all.

As of November 2024, the signs are still up!



GR

GABRIEL ROSS

Furniture - Lighting - Accessories

1319 GOVERNMENT ST. | 250-384-2554

GRSHOP.COM

Vision... Well Framed

Eyewear for the whole family.

cre

artSEE

EYEWEAR

Broadmead 250.881.8252

Oak Bay 250.595.2773

www.artSEEeyewear.ca

Mary Brookes

PERSONAL REAL ESTATE CORPORATION

Licensed Since 1989

If you have any real estate questions or concerns, allow me to put my 35+ years of experience to work for you. I love what I do and am honoured, every time, when someone chooses to work with me.

Broadmead has been my home for over 21 years...and counting!

Contact your Resident Realtor directly:

250-889-2621

MaryBrookes@RoyalLePage.ca

ROYAL LEPAGE

TOP TIER

MEMBER 2023

ROYAL LEPAGE

NATIONAL TOP 10%

2022-2023

ROYAL LEPAGE

Coast Capital Realty

110-4460 Chatterton Way, Victoria BC, V8X 5J2

ROYAL LEPAGE

AWARD OF Excellence

2023

ROYAL LEPAGE

DIRECTOR'S PLATINUM AWARD 2023

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/>



Thanks to our Community Day Sponsors

