



# BROADMEAD & AREA COMMUNITY *Newsletter*

FALL 2025

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**Broadmead Area Community Newsletter:  
WRITERS NEEDED!**

We are always looking for ideas for articles that might be of interest to the Broadmead area community and for people to write these articles. Do you have any ideas you would like to share? An interesting neighbour about whom an article could be written? A particularly architecturally interesting house (there are many in our community!) with inside and outside pictures? A little-known park or natural feature in our community? Let us know (email us: PresidentBARA@gmail.com). And... if you'd like to get more involved in our community, consider joining our publications committee, which works to put out the newsletter twice a year.



## PRESIDENT'S MESSAGE

Doug Baer

Our community owes a big vote of thanks to a small handful of volunteers populating the BARA Board and the organization's committees. This year, we were able, once again, to conduct **Community Day at the Broadmead Mall** (see the article in this issue), though we came "right down to the wire" in terms of being able to find volunteers to be able to commit to undertaking this event. We wish to thank the Broadmead Mall retailers and restaurateurs who sponsored the event, with a special shout-out to the employees of Thrifty's who staffed the hot dog BBQ during the event. We hope to be able to put on Community Day again next year and hope to be able to start organizing this event much earlier in the year than we were able to this year. One element of the event we would like to expand is the information booths set up by non-profit organizations (e.g., the Rithet's Bog Conservation Society). If you are involved with a non profit and/or charitable organization which might be interested in taking part in our event, please let us know.

As part of a community association consultation, BARA was invited to an online session put on by **BC Transit**, which is reviewing its **long-range plans** for **Victoria Region bus service**. One consistent complaint from community associations revolved around the need for better airport bus service. The Victoria region has embarrassingly poor bus service to the airport (with no direct-to-downtown bus from the airport), though at least the current schedule provides for 30 minute service (ending at 9pm). Across the entire region, there is a discussion about whether BC Transit should emphasize proximity (how close bus stops are to users) versus frequency (bus stops perhaps slightly further away but providing more frequent service). This discussion has a most a minimal impact on most Broadmead users as there are no plans in place to improve the fairly infrequent service we receive via the #6A route (in future to be replaced by a #25 route), which runs only every 40-60 minutes. The Cordova Bay Association for Community Affairs has formally asked BC Transit to consider this idea; while not yet discussed, a combined Cordova Bay - Broadmead on demand bus service might make a lot of sense

Though not discussed at at the BC Transit meeting, there is a small hope that service frequencies along Royal Oak Drive might improve slightly with the addition of an additional route to Cordova Bay or through the improvement of service frequencies for the #32 bus. One idea which was floated by BC Transit at the meeting: an "on demand" bus. This would be a local bus which would drive right up to house locations (or, alternatively, some defined "pickup location" not too far away) in response to a phone call (usually within 30 minutes). BARA encouraged BC Transit to consider this idea seriously; there are many homes in Broadmead where the walking distance to the nearest bus stop is over 1km. and this type of service would help immensely (especially during evenings, when some patrons might be concerned about safety as well).

Our has not been particularly active over the past few years (mostly due to a lack of volunteers), though a dedicated volunteer continues to contact contractors who leave up advertising signs for long periods of time on front lawns.

Technically, signs of this sort are prohibited on most properties in our community. Most companies have responded quickly when we have asked them to remove their signs, but from time to time we have encountered "bad actors". We have not yet gone so far as to publish a list of the names of these companies. The real estate community has been especially co-operative, as agents universally use our prescribed signs (exception: Royal Oak Avenue, where there are no property sign restrictions). BARA owns the signs but contracts Pacific Posts to install the signs, interact with real estate agents and collect fees. BARA collects a small percentage of the fee. In some years in the recent past, the fees we get have not paid for the cost of sign repair and maintenance (which BARA is responsible for), but we feel that this service is valuable inasmuch as it helps maintain the "look and feel" of the community.

BARA's role when it comes to statutory building schemes (otherwise referred to as "covenants") is informational. We do our best to answer questions we get (approximately 5-10 per month, many from prospective buyers who are thinking about moving into Broadmead) at info@broadmead.ca, always with the disclaimer, "we are not lawyers; for formal legal advice please contact a lawyer competent to practice in this area of law." BARA's covenant committee will be meeting over the next few months to discuss whether the organization should pro-actively respond to complaints with "information letters" (letting property owners know what their building scheme obligations are).

The Broadmead Area Community Newsletter is put together by a small group of volunteers (see the masthead). We are especially thankful for the efforts of Bruce More, who does the layout work for each issue. We welcome ideas and we welcome volunteers who might wish to write articles about matters which pertain to our community. Do you have a neighbour whose biography might be of special interest to the community? Have you completed a garden renovation which you'd like to share (pictures and a brief write-up) with the community? Again, please drop us an email (presidentBARA@gmail.com or info@broadmead.ca).

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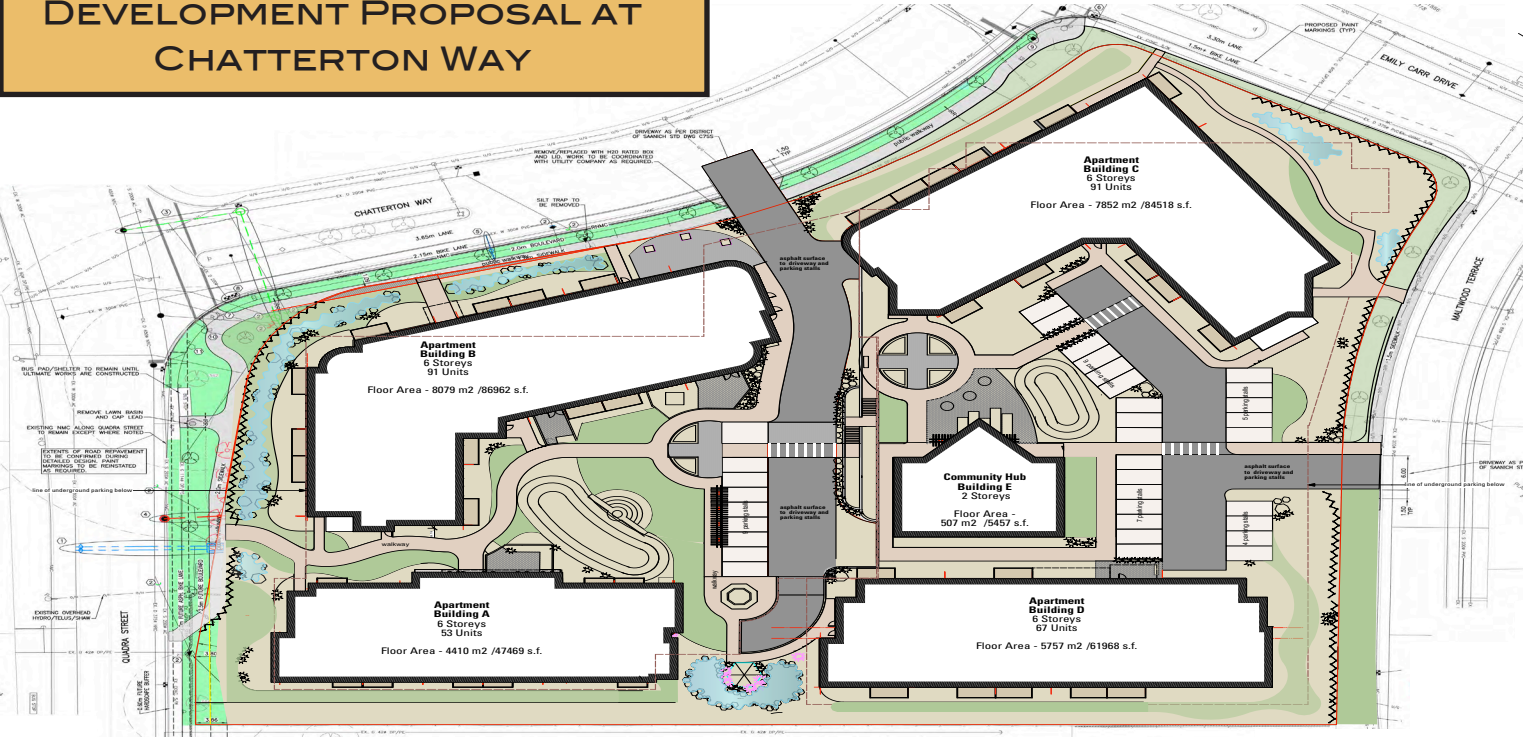
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DEVELOPMENT PROPOSAL AT  
CHATTERTON WAY



A development proposal has been received by Saanich Planning for the former church property (currently a grass-covered lot) at 4401 Chatterton, bounded by Maltwood, Emily Carr, Chatterton and Quadra Street. This property is not technically in Broadmead and is in the territory of the North Quadra Community Association, but it borders Broadmead along Maltwood and along Chatterton.

The project proposal is for four multi-unit buildings, each 6 stories in height, with a total of 340 units. There will be a fifth “Community Hub” building of unspecified height (probably either one or two stories) and occupying 475 square metres of space. There will be 34 outdoor parking spaces, 25 of which will exist on Maltwood and 9 of which will exit onto Chatterton. The majority of the parking (averaging 1.1 spaces per unit) will be underground, exiting onto Chatterton.

How the Project Fits into the Quadra McKenzie Plan

We have not yet seen the letter of deficiencies/concerns which Saanich Planning typically sends out to developers at the early stages of the application process. The construction will, as best we know, require rezoning and thus will not be subject to the “automatic approval” given to some types of housing densification under the provincial government’s Bill 44. Densification of this area is clearly called for in the Quadra McKenzie Plan (yet to be approved by Council at the time of this writing), which designates the land in question as “corridor hub (mid rise)” (see map 7.4 of the plan). Interestingly, both sides of Chatterton and the south side of Emily Carr between Chatterton and Maltwood are shown in the master map as “Commercial Frontage Required” (and not merely “Commercial Frontage encouraged”); it is not clear if the proposed development meets this condition either in exact detail or “in spirit”. The QM plan emphasizes “higher density and mixed-use developments.. [to] help support active transportation by providing more destinations within shorter travel distances.” Policy 7.2.3 reads, “Support mixed-use developments of 6 stories to support the viability of Chatterton Hub and create a vibrant, walkable neighbourhood focal point.” The plan, as revised, has been out for public consultation and, at the time of this writing, had not yet received final approval.

The Arguments in Favour of This Development

The main argument in support of the mid-rise densification of this property is that there is a housing crisis in the CRD and Saanich needs to do things to help individuals who cannot find housing and also to meet targets imposed upon it by the provincial government. Any location, this argument claims, would entail concerns from neighbours (sometimes labelled “NIMB

Y’S” or “not in my back yarders”) so it is not just a matter of moving development elsewhere.

The argument, then, is that housing needs to go somewhere and it makes sense to locate densification at locations where there is good transit and to a lesser extent good active transportation (bike routes, sidewalks). The proposed development is located along the Quadra Street corridor which is serviced by one of the most frequent bus routes in the CRD (route #6), which is one of only 3 bus routes offering late-night (after midnight) service on weekends.

Another argument in support of the development is that it will provide certain “amenities” which will be of benefit not just to the residents of the development itself but to the wider neighbourhood.

Opposition to the Development

Opposition to the development comes from neighbours on the same block, from an anti-development group called “Save Our Saanich” and from the North Quadra Community Association (NQCA). NQCA is currently opposed to any development on the site other than townhomes.

In a petition on change.org that it sponsors, Save Our Saanich identifies the following concerns: 1) the development will “destroy” nearby ecosystems in the Rithet’s Bog Conservation Area 2) 6 story buildings are out of scale with the low density surrounding neighbourhood 3) nearby residents will lose privacy 4) there will be traffic problems and delays as a result of this project. Additionally, BARA has received a separate petition indicating that there is, in the view of the signators, “insufficient” quality green space nearby as well as shortages in daycare, school capacity and healthcare access which will be exacerbated by the apartment complex.

Some of the opposition to the project does not dispute the fact that the draft Quadra McKenzie Plan classifies the land as a “hub” but rather challenges altogether the idea of creating a hub at this location.

Still Looking for Some Details?

At the time of this writing, the only documents that were publicly available are drawings of the proposed development. BARA is seeking further details with respect to a number of question. We corresponded with the developer’s consultant, and received some additional information which we will report on below.

The developer also promises to send us some additional details (not yet available at the time of this writing).

What are the “Community Amenities”?

The developer’s consultant has advised us that the following amenities are planned:

1. A coffee shop modelled after the Marigold Café (on Lochside Drive in Central Saanich)
2. A space designated for daycare
3. A designated outdoor activity area
4. Two centre greenspace areas, one designated as a public square that offers a gathering space for the community, for outdoor markets and other similar events
5. A “Community Hub” building.

The uses of the community hub building are not yet confirmed. According to the developer: “we want it to be focussed on community activities, mind, body and soul type uses... including non-denomination[al] activities by local churches and organizations, fitness for seniors, music for children and uses such as meeting space for book clubs.” This would be a non-profit community operation.

Community amenities can be promised and disappear or simply not be promised (merely “implied”) in the first place, as witnessed by the debacle in Cordova Bay (where the community lost a precious full service grocery store, a bake shop and other valuable assets when density development took place). But there are tools the municipality can employ to enforce commitments (the Roundhouse café is a good example where a developer committed to a covenant). BARA could request that the municipality create covenant or covenant-style restrictions to ensure that promised amenities appear (and do not disappear in the future).

Will the Mid-Rise Apartment Project Destroy Rithet’s Bog?

BARA’s Green Spaces committee has worked hard over the past couple of years to do everything it could to preserve the fragile and threatened wetland ecosystems in the Rithet’s Bog Conservation Area. It has identified lower summer water levels as the biggest threat to these systems.

The Green Spaces committee intends to monitor the situation inasmuch as the proposed development is concerned. To make a full assessment, more detail regarding the municipality’s stormwater plans for the development need to be obtained, but on a preliminary basis the threat appears to be minimal, mostly entailing the possibility of nutrient-rich stormwater flowing into the weir end of the bog (or even, possibly, more or less harmlessly downstream) during high water winter rain season events and possibly introducing contaminants. Would more water flow from the site to the Rithet’s Bog area than is presently the case? This depends largely on how stormwater is drained from the site and whether paved surfaces (outdoor parking) are permeable and whether the latest stormwater management strategies are employed. We await further details on this.

BARA has suggested to the developer’s consultant that a hydrological study be conducted to provide a more definitive answer to the

question, “will there be any effect on Rithet’s bog?” He appears to be receptive to the idea of bringing in a qualified professional to make an assessment. We will continue to ask for such an assessment in the future if asked to comment on the proposal.

How Much Worse will Traffic Get?

Any development will have an impact on traffic. The question here is, “will vehicles from the development seriously impede traffic flow for residents attempting to enter or exit Broadmead during rush hour?” On the surface, it would appear that the biggest problem is for residents of the proposed development itself: we would expect most would exit onto Chatterton with a left turn, which might lead to long blockages within the development itself given that “through” traffic (viz., traffic from single family homes and townhouses elsewhere in Broadmead) would get priority. We do not know whether Saanich will attempt to create an all-encompassing block-long triple traffic signal system (so that those exiting from the development can do so at a traffic light as opposed to mid-block without a traffic light) or not. Critics of the proposal have called for a traffic study.

Does the Project (unfairly) cast shadows over nearby single family homes and intrude on the privacy of owners?

The developer has included a “shadow study” showing properties over which shadows will be cast at various times of the year. Properties most affected are those immediately across the street (near Emily Carr) with effects being most pronounced in winter and in late afternoon.

How Does the Project affect Broadmead Statutory Building Schemes (“covenants”)?

The property is, as far as we know, not covered by a statutory building scheme. It is not part of the original Broadmead Development

Where Can I Learn More?

Updates to the proposal will be posted on Saanich’s Development Tracker at: Development Tracker/District of Saanich

Scroll down under “Filt er Search” and under “address” type in “4401 Chatterton”.

What Should BARA do?

At some point, BARA will be called upon to comment on the proposal. This is likely to occur after the applicant has responded to a “deficiencies letter” (a standard letter indicating issues raised by various Saanich departments) and is closer to being ready to bring the application before council.

BARA can a) support b) oppose or c) take a neutral position with respect to the application. None of these options prevents BARA from commenting on particular aspects of the proposal or asking for changes.

BARA would like input from members of the Broadmead area community on how it should respond to the development and what things/changes it should ask for. Please email us at: info@broadmead.ca





## DEAN MURDOCH

Mayor of Saanich

### The Warm Embrace of Summer: Events to Look forward to this Season



Some serious fun is sliding your way this fall! Your Saanich Mayor and Council and incredible Recreation team can't wait to welcome you to Saanich Commonwealth Place this fall, where a number of recent improvements await – including a brand-new waterslide that will have you feeling like a kid again!

The new slide replaces the original one, which was enjoyed for more than 30 years but reached the end of its useful life a couple of years ago. The new, modern waterslide which is expected to open in mid-November will feature colourful, patterned fibreglass sections that enhance the thrill of the riders' experience. It will also accommodate lower rider heights, enabling more people to be able to enjoy the fun.

The new slide was built by Vancouver-based company Whitewater West, and installing it was no small feat. I want to thank Saanich staff and construction crews for all of their hard work, not only to get the new waterslide up and running but for undertaking a number of other repairs and improvements during the facility's annual maintenance closure and extended aquatic closure. Saanich Commonwealth Place is a well-loved gathering spot in our community, but it's a large and complex facility that takes a lot of effort to maintain. I want to thank residents and visitors for their patience as this important work was done, ensuring that we can all keep enjoying it for many years to come.

A celebration to mark the opening of the waterslide is being planned for late November, and I encourage you to stay tuned to Saanich.ca for further updates. I look forward to seeing people of all ages enjoy this popular community amenity!

Meantime, the District is always busy engaging with residents on a number of significant projects. I encourage you to check out our HelloSaanich public engagement platform at [hello.saanich.ca](http://hello.saanich.ca) to view the projects and issues that matter to you, take our online surveys and find out about upcoming open houses, virtual information sessions and more.

On that note, thank you for your continued involvement in your community. BARA plays a tremendous role in bringing neighbours together to advocate for the issues you care about, create change and build stronger community connections, and that work is valued and appreciated.

Have a great fall!

Dean Murdock, Saanich Mayor



## LANA POPHAM

MLA Saanich South

### Public Safety Progress in Saanich and Across B.C.



As our legislative session gets into full swing, we've been working closely with our federal counterparts to make progress on the issues that matter most to our community. Here in Saanich and across the Greater Victoria Area, one of the top concerns we continue to hear about is public safety. People want to feel safe in their homes and when travelling around their neighbourhoods.

As an MLA, I know my colleagues and I have heard from many constituents about this issue, and each of us is committed to improving public safety in our communities and throughout B.C.

Our government has been advocating to Ottawa for public safety reforms, particularly to better address the issue of repeat offenders. We're now seeing that advocacy pay off with the federal government's introduction of Bill C-14, which proposes important Criminal Code amendments aimed at strengthening safety and accountability.

This is encouraging progress, and it reflects the strong relationship between our provincial and federal governments, where our concerns are heard, and collaboration is valued.

Bill C-14 includes measures such as:

- Expanded sentencing tools for violent repeat offenders, ensuring stronger consequences.
- Better protections for victims of intimate partner and domestic violence, with a sharper focus on the harms caused.
- New tools to address extortion and reverse-onus bail in high-risk cases.
- Treating theft for resale or refund fraud as an aggravating factor at sentencing, going after organized criminal networks that exploit vulnerable people and harm local businesses.

Our B.C. government will ensure these reforms are implemented effectively and monitored closely to confirm they're working as intended. We'll also continue to push for even stronger protections for survivors of domestic violence.

These proposed federal changes will strengthen our shared efforts to keep people safe from repeat and violent offenders and reaffirm our collective focus on community safety.

When governments work together, we can make meaningful progress on issues that matter most and we'll continue to do just that, keeping the safety of British Columbians front and centre.

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Broadmead Community Day on **Sunday, September 14th** once again brought the community together at **Broadmead Village Centre Court** for a day of family fun, local engagement, and neighbourhood pride. Organized by the **Broadmead Area Residents' Association (BARA) Events Committee**, the event featured lively booths, activities, and entertainment that connected residents of all ages.

### Fun & Entertainment

Live music by **Morien Jones** set a cheerful tone as children enjoyed Plinko, Corn Hole, and Ring Toss with prizes sponsored by **Nancy Ball, RE/MAX Camosun** and **Poke Fresh Restaurant**. The arrival of the **SuperHeroes of Victoria** was a hit with kids and adults alike.

### Community Connections & Safety

Local groups, including **Rithet's Bog Conservation Society**, shared their work, while **Saanich Police, Fire, and Emergency Services** displayed vehicles, including the popular 1946 Monarch Police Car. **MHSP** provided valuable mental health resources, reinforcing community wellness.

### Food & Refreshments

**Thrifty Foods** kept everyone fed at the grill, **Romeo's Restaurant** donated hot pizzas, and **Starbucks Broadmead** provided complimentary coffee. **Nancy Mabey, Barb Hardie, and Maureen Rivers** ensured everything was served with a smile.

## BROADMEAD COMMUNITY DAY 2025

by Nancy Ball



### Special Thanks

**Doug Baer, President, BARA** – led planning, secured permits, tents, and volunteers.  
**Wayne Neumann** – set up marketing displays and the community model.  
**Alisia Bellavance** – designed posters; thanks to **Bell Group** for sponsoring.  
**Bil Hetherington** – coordinated non-profits and fire truck participation.  
**Nancy Mabey** – assisted with food service and logistics.  
**Barb Hardie & Maureen Rivers** – helped serve refreshments.  
**Mary Brookes** – donated her tent for the BARA Station.  
**Linda Church** – greeted visitors and shared information.  
**Larry Statland** – processed memberships and promoted Rithet's Bog.  
**Fred Ganzeveld** – ensured banners, tables, chairs, and electrical needs were ready.  
**Bernd Schweitzer** – stored and provided access to banners and event materials.  
**Nancy Ball** – fundraised over **\$1,800** in cash and prizes.

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**THANK YOU TO EVERYONE WHO JOINED US — SEE YOU AT BROADMEAD COMMUNITY DAY 2026!**



## MEET YOUR NEIGHBOUR: LINDA CHURCH

by Nancy Ball

Linda and her late husband, Glenn, both grew up in Winnipeg. In January 1978, following a trip to the Caribbean, they made a life-changing decision to seek a milder climate. Victoria quickly became their top — and only — Canadian choice. Both graduates of the University of Manitoba (Glenn in Geography and Linda in Social Work), they left behind secure careers — he with the Ministry of Highways, and she as a department manager at Winnipeg Municipal Hospital — to start fresh on Vancouver Island.

Their first stop was the Robin Hood Motel, followed by an apartment on Gorge Road. Within a year, they had settled into work and began dreaming of home ownership. In 1979, Broadmead lots were out of reach due to high prices and soaring interest rates, so they opted to buy a home in View Royal instead.

Two years later, as new parents, they longed for a family-friendly neighbourhood and discovered that Broadmead lot prices had dropped — particularly along Emily Carr Drive. They loved the area's natural environment, rolling topography, and the uniquely designed homes that blended beautifully with nature. The location was ideal — close to downtown, Victoria General Hospital, the airport, and the ferries.

"Some of Glenn's colleagues wondered why we'd want to live 'way out there,'" Linda recalls with a smile. "But we loved it from day one."

As they raised their two daughters, the Churches treasured their proximity to Beaver Lake, Cordova Bay beaches, and later the Commonwealth Recreation Centre. They spent countless hours enjoying the quiet pathways, bird songs, and shady trees that make Broadmead such a peaceful place to call home.

Linda fondly remembers the early days when Rithet's Bog was still changing:

"When we bought our house, Rithet's Bog was not surrounded by farmland. Rather, it was the Emily Carr side of the bog where a livestock enclosure existed. There were no houses on the part of Emily Carr Drive that parallels Rithet's Bog."

Life in Broadmead offered a wonderful mix of solitude and community. Though their cul-de-sac had few immediate neighbours, friendships formed through their children's activities — and even through dogs. Linda now walks a former neighbour's dog twice a week after the furry friend once invited himself to her back patio from an adjacent street.

In earlier years, Linda and Glenn hoped to volunteer with BARA, but busy work and family life kept them occupied. After retirement and caring for her late husband, Linda has since found time to give



back to the community she's long cherished. She's witnessed Broadmead's evolution — from towering trees and new fences to the rise of on-street parking and the conversion of garages into workshops. She also cares deeply about environmental stewardship:

"Tree cutting and invasive ivy are real concerns," she notes. "Some trees do need to come down because of root rot and safety, but I appreciate that evaluations are now required."

Beyond her home, Linda takes pride in seeing her daughters thriving in their own corners of Canada — one in Corner Brook, Newfoundland, and the other in Abbotsford, B.C. Interestingly, both chose homes perched on hills surrounded by natural beauty — perhaps a reflection of their Broadmead upbringing.

"I've always said Broadmead is a great place for raising a family," Linda says — and after 42 years, she would know.

Do you, or someone you know, have a story to share? We're looking for wonderful neighbours to feature in our "Meet Your Neighbour" series — a celebration of the people who make our community so special. If you'd like to nominate someone (or yourself!) and would like more information, please call or text:

## SUSAN BRICE

Saanich Councillor

Dear Broadmead Neighbours,

This opportunity to communicate with you gives me a perfect platform to acknowledge that once again we saw a masterful job from the BARA Executive in hosting Bara Day on Sept. 14 at Broadmead Shopping Centre. Events such as this only happen as individuals step up behind the scenes to pull all the elements together. Thank you on behalf of us all; looking forward to the 2026 Bara Day.



Recently Saanich Council established the Plan for Panama Flats, an area most will know near Carey Road. As Council took public input it was significant how many speakers equated the land and its environmental value to that of Rithet's Bog, an area we in Broadmead hold dear. Panama Flats had originally been acquired by Saanich to continue as farmland however its notable over the past decade the community's interest in preserving natural space and bird habitat has increased.

I had the honour of representing Saanich Council at the official ribbon cutting of Nigel House, the \$27 Million project we've all watched being built close to the Municipal Hall. This amazing facility will support seniors, veterans and adults living with disabilities but did you know its owned and operated by Broadmead Care Society, our very own society that lovingly runs Broadmead Lodge on Royal Oak Drive. Indeed we are all connected.

Wishing you and your family all the best as this year winds down and we look forward to the months ahead.

## NAME THE GNOME

There's a little man hiding alongside the bushes and trees in a boulevard on Royal Oak Drive between Boulderwood and Chatterton. Only a few people know how this gnome appeared out of nowhere and they tell us, "we can't reveal the secret!"

From time to time, generous residents provide clothing for this gnome, though it remains to



be seen whether Christmas-specific clothing will magically appear in December.

Should we give our community mascot a name? If you have ideas, send them to [info@broadmead.ca](mailto:info@broadmead.ca) with "Name the Gnome" in the subject field.

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# LITTLE FREE LIBRARIES IN BROADMEAD

by Doug Baer

The Little Library movement has seen the establishment of a number of little libraries in our community. In the words of the Greater Victoria Placemaking Network, "Little free libraries help create an inclusive, inviting public space where neighbours (and strangers) can meet one another to share books, ideas or just small talk."

Not including any little libraries that might be inside institutions, there are seven little libraries in Broadmead or very close nearby. These are at:

1. Lochside Drive (Lochside Trail) south of Lohbrunner Road (just before the road turns into a no-vehicles multi-use trail).
2. Perez Drive, near the corner of Perez and Boulderwood.
3. Royal Oak Drive, south side, between Royal Oak Avenue and Veterans Memorial Lodge
4. Pondwood Lane at the Rolston Trail
5. Rithetwood Drive, west side, south of Rithetwood Place
6. Children's books only: Lohbrenner at Cottonwood
7. At the Broadmead Mall, in front of Poke Fresh restaurant

Unlike James Bay little libraries (where cruise ship patrons appear to be depleting libraries during the summer without contributing a book for each one taken out), the libraries appear to be working well.

Bruce More, the BARA volunteer who does the wonderful layout work we see with each issue of the newsletter, has been instrumental in the success of the program; Bruce has used his wood-working skills to create over 100 of the libraries that adorn streets throughout the Capital Region. Teale Bonderoff, Saanich councillor, has been active as a leader of the "little library" movement in the CRD.

There is a website where people can sign up for a newsletter and get support if they wish to set up a little library: <https://victoriaplacemaking.ca/little-free-libraries/>



Bruce receiving Community Impact Award from Mayor Alto & Teale Phelps Bondaroff



# 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/>

# CELL SERVICE IN BROADMEAD

by Doug Baer

## Just how Terrible is Cell Service in Broadmead? Help us Make it Better

We have heard a variety of stories about poor cell phone service in Broadmead. One cell provider's signal is so weak that in some parts of Broadmead, residents frequently get "Welcome to the USA" text messages – they are being picked up by US cell towers (presumably on San Juan island) which at that point are providing signals stronger than those provided here in Canada.

BARA would like to : a) contact cell companies to push them to improve service where needed and b) provide information to residents (which providers are better – or at least not as bad).

You can help us by emailing us with your experiences. We are only interested in quality of cell service at your house. With the information you provide us, we can identify areas that are problematic and carriers that are problematic.

Please email us with the following information:

1. Your street address (or the nearest street intersection)
2. Your cell phone carrier (Bell, Rogers, Freedom, Fido, etc.).
3. Do you have a lot of "dropped calls"? never/rarely/half the time or more/almost always
4. Do you ever get messages indicating that "your are now in the USA" or something to that effect even though you are just at home? (never/rarely/frequently)
5. Do people trying to phone you report that they can't reach you even though your phone is on (calls go to voicemail, etc.)? never/rarely/frequently/always
6. Do you regularly use "WiFi calling" because cell service is so poor? y/n

Please email this information to [info@broadmead.ca](mailto:info@broadmead.ca). Put "Cell service" in the subject field. Thanks for your help!

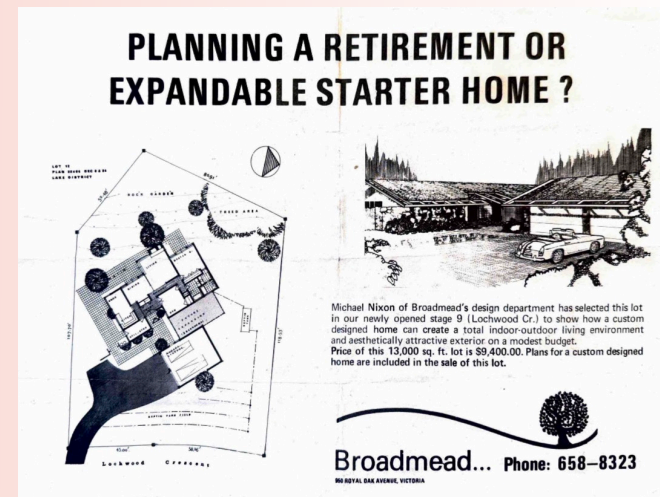


## MICHAEL NIXON: The Designer Who Gave Broadmead Its Character by Nancy Ball

### A Neighbourhood That Fits the Land

Walk through Broadmead and you'll quickly notice: the homes aren't fighting the landscape. They bend with it. Driveways curve around rocky outcrops. Rooflines tuck beneath the Garry oaks. This sense of harmony is the lasting influence of Michael Nixon, who served as Vice President, Design of Broadmead Farms Ltd from the 1970's.

On the right is one of his original Broadmead advertisements - a piece that shows how early designs were marketed to families looking for a retirement or expandable starter home. Can you believe it was only \$9,400 for the lot in the late 1960's? What a deal that would be today! (original Broadmead advertisement courtesy of Michael Nixon's archives.)



Even then, Nixon's approach reflected the same values seen across Broadmead today: homes that embraced light, land, and lifestyle. Being a Home Staging Realtor® myself, I appreciated Nixon's architectural design and his collaborative approach with clients. He was a kindred spirit, someone who used design to help people live better in their homes — a philosophy that continues to resonate with me.

Gordon Rolston was the original visionary for Broadmead and a mentor to Nixon, who carried forward his same vision of design that respected both people and place.

### Homes With a West Coast Flair

Nixon's homes were never off a shelf. They reflected the West Coast contemporary style—vaulted ceilings, big windows, exposed beams, and open interiors that welcomed light. Natural materials like wood and stone gave warmth and permanence. Even today, many of Nixon's early Broadmead homes stand as reminders of how thoughtful design can make a home feel both modern and timeless.

### Beyond Broadmead

Nixon's design philosophy carried him beyond Saanich. One of his most recognized projects is the Long Beach Lodge Resort in Tofino. Perched on the edge of the Pacific, it has been praised for feeling as if it had always been part of the rugged shoreline. The project reinforced his reputation for buildings that respect their setting—whether among Broadmead's Garry oaks or beside the Pacific surf. Nixon often spoke about the importance of allowing the community to belong to the land, rather than erasing it. As we spoke, Nixon reflected on how much Broadmead's landscape has evolved. Trees that once framed distant views now rise tall, changing the light and perspective. He still takes pride in the multi development projects he created, such as the townhouse communities along Edgewater and Foxborough—thoughtful designs that remain part of Broadmead's story today.

### A Lasting Legacy

Most residents may not know Nixon's name, but they live inside his vision every day. It's in the way morning light pours through windows, or how a walk through Broadmead still feels connected to the landscape. Broadmead's architectural guidelines and its reputation for preserving natural character all stem from the groundwork he helped lay. Many say Nixon gave Broadmead more than homes — he gave it an identity.

### More Than Blueprints

More than four decades later, Nixon's imprint remains visible in the neighbourhood we call home. His designs remind us that thoughtful planning can create communities that feel both beautiful and enduring. Broadmead is not just a development—it's a place with a story, and Michael Nixon was one of its earliest storytellers.



Michael at his home studio

Mary Brookes

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*Broadmead has been my home for over 22 years...and counting!*

**Contact your Resident Realtor directly:**

**250-889-2621**

MaryBrookes@RoyalLePage.ca

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

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## GREEN SPACES:

Explore the Natural Areas that Make  
Broadmead a Special Place to Live  
by Larry Statland

### Coarse Woody Debris

At the Broadmead Area Residents' Association's annual general meeting a question was asked about a tree that was cut down in a shared green space. Saanich had cut the tree down, but the debris was not hauled away. Instead, it was left on site where it had fallen. The resident was concerned about the appearance of the debris and possible fire risk. The downed tree is described as "coarse woody debris," and leaving this material onsite is considered best practice for the management of natural areas.

Coarse woody debris is fallen trees, branches and stumps and plays an important role in the health of natural systems. This material is part of the cycling of nutrients and contributes to the development and maintenance of soils. Also, coarse woody debris creates structure and variation on the landscape promoting micro habitats and biodiversity.

The concern expressed about the appearance of distributed coarse woody debris applies a horticultural standard to a natural system. The "clean" look of manicured lawns and gardens requires continual intensive management and when applied to a natural system, limits that system's ability to be self-sustaining. Distributed woody debris incorporates into the forest floor and the initial "unkempt" look is quickly replaced by vegetation and vibrancy.

Coarse woody debris can add to fuel loading in fire prone forests. In an urban natural area this risk is of limited concern. There is a common practice in our shared green spaces that does result in a persistent disturbed look and can be a potential fire risk. Dumping.

Yard waste including leaves, needles, and woody debris should not be disposed of in our shared green spaces. When this material is dumped into natural areas it suffocates native vegetation, exceeds the systems ability to cycle organic material, and often results in the introduction of non-native invasive species. All yard waste, including woody debris, should be disposed of in the green bins, at the Saanich Public Works Garden Waste Drop Off, or at the Hartland landfill.