



# North Quadra News

North Quadra Community Association - Spring 2016

## INSIDE

- 2 - President's Report
- 2 - NQCA Name Change
- 3 - Keynote AGM Speaker:  
Saanich CAO:  
Paul Thorkelsson
- 3 - Habitat Housing
- 4 - Friends of Beckwith Park
- 4 - Three NQ Parks Needing  
Rehab
- 5 - Music in the Park Concert  
Tues. July 19, 2016  
Band: "Soul Shakers"
- 6 - Boulevard Tree For Free  
'A Program Success'
- 6 - Morris Sidewalk Update
- 6 - EDPA Bylaw
- 7 - Development Updates
- 8 - North Quadra Area Map
- 8 - Association Bulletins &  
Dates to Note
- 8 - NQCA needs you!  
"The spirit of volunteering"

## Annual General Meeting

7:30 pm Thursday, May 12, 2016

Church of the Nazarene – 4277 Quadra

"Implementing New  
Directions for Saanich"

**Speaker: Paul Thorkelsson**

Don't miss this valuable opportunity to hear Saanich's new  
CAO's outline his role in carrying out these changes!

Question/Answer session to follow presentation.

## North Quadra's Dynamic Neighbourhood

The North Quadra Community Association (NQCA) continues to represent and inform residents on local issues. This edition of *North Quadra News*, delivered to 2400 homes and available online provides a yearly summary of Association activities, developments, traffic, community and neighbourhood issues.

Check out 8 pages of news and event details!



New Website Design:  
NQCA Member:  
Arun Joshi

For much more info: Visit NQCA's newly updated and  
redesigned website at [northquadra.ca](http://northquadra.ca)

**Meet Your Neighbours At The AGM! Refreshments Served**

## *a word from the President*

This year has been relatively busy for your community association. As per a resolution at our last May 2015 AGM, we changed the Association's name to *North Quadra Community Association* (NQCA) and amended our constitution effective July 15, 2015. (See p2) Another welcome change has been our upgraded website at [www.northquadra.ca](http://www.northquadra.ca). I'm sure you'll be pleased with the site's new layout and organization, a credit to our techie wizard webmaster, executive member Arun Joshi.

Two developments were approved by Council this year. We were fully supportive of the first proposal, a small office building at 779 Blackberry Road. However, the second rezoning for a development at 4247, 4253 and 4255 Dieppe Road was a major disappointment since it offered very little in the way of community amenities; no cycle lanes and no sidewalk connection to Quadra despite requests by Dieppe/Caen residents and NQCA. (Details p7)

We've engaged in preliminary discussions regarding development and rezoning proposals on the Peninsula Bulldozing Site located at the end of Beckwith Ave. We've also reviewed a proposed road through 804, 812 and 820 McKenzie Avenue to the future Rainbow Hill Condo Towers and expressed our concerns. (See p7)

Due to NQCA's ongoing lobby efforts and renewed support of four school principals, Engineering has budgeted for completion of the remaining section of the sidewalk on the west side of Morris Drive. It's been a six year wait, and we'll be happy to see its completion. (See p6)

We also presented our position on the EDPA bylaw to Saanich Council. As you may know, this bylaw has been controversial and hotly contested by many impacted property owners. NQCA recommended the EDPA bylaw be retained but its administration be modified. It is our

view that the administrative process should be science based, transparent and fair. (P6)

In terms of Council news, Saanich has hired a new CAO, Mr. Paul Thorkelsson who will be the keynote speaker at our AGM on May 12. We hope you will be able to attend, listen to the new CAO and question him on issues of concern. In other news, we have not made any progress updating the North Quadra Local Area Plan which dates from June 2003 and is in need of an update. However, Saanich has many pressing issues on their agenda and many other Local Area Plans have not been updated for at least 15 years. We will have to wait our turn.

I'm pleased to report that our 5th Music in the Park Concert, July 21, 2015 at Beckwith Park, was very well attended and extremely successful. We offer our sincere thanks to Saanich Parks, Saanich Legacy Foundation and all donors, vendors and volunteers for this success. We are now busy organizing this year's July 19, 2016 concert. Join neighbours to enjoy a summer evening of music and fun! It's also a great opportunity to meet our executive members who work very hard to ensure the success of this event. On July 19, from 6:00 -8:00 pm you'll find us at the NQCA booth tent at Beckwith Park. (More p5)

I continue to ask for your support and active participation in our community and in the events your association organizes. Your active participation is needed and is very important for us. You are also most welcome to attend our 7:30 pm executive meetings, held on the last Thursday each month (excluding July, August and Dec.) at Saanich Commonwealth Place Douglas Pacific Room. I want to convey my most sincere thanks to NQCA executive members (p8) and volunteers for their active participation and contributions to managing our activities.

*Thank you. Hazi Charania*

## *Association Name Change*

**What's in a name?? Plenty....** Yes, indeed! Your community association has undergone a name change to reflect changing times and to better highlight our community advocacy, initiatives and activities. In the past, we've been informally known as the North Quadra Residents' Association. However, under our former constitution, established 44 years ago, we were legally registered under the cumbersome moniker of "North Quadra Land Use Protection Association". We have not lost our focus on land use and development issues. However, like most community associations, our advocacy and activities have broadened and it is now more appropriate for us to be known legally as the **"North Quadra Community Association" (NQCA).**



## ***AGM Keynote Speaker:***

***Paul Thorkelsson***

*Saanich's New Chief Administrative Officer*

**7:30 pm Thursday, May 12, Church of Nazarene: 4277 Quadra**

Being the Chief Administrative Officer (CAO) of Vancouver Island's largest municipality is a daunting challenge. Paul Thorkelsson, Saanich's new CAO's responsibilities are considerable, requiring him to respond to Mayor and Council's directives while overseeing the administration of all municipal functions. Mr. Thorkelsson holds graduate degrees in Architecture and Public Administration from UBC and UVic and has an impressive 14 year background working in municipal governments.

*Who could better enlighten residents about functions, policies, concerns and future directions for Saanich!*

At last year's AGM Mayor Richard Atwell outlined his vision for a "Need For Change". Mr. Thorkelsson will provide details regarding these goals, challenges and opportunities for Saanich.

***So mark May 12<sup>th</sup> at 7:30 on your calendars and don't miss a valuable opportunity to hear Saanich's new CAO's presentation and participate in a question/answer session!***

*Prior to Mr. Thorkelsson's address, Sergeant Andy Stuart of Saanich's Cycling Division will chat briefly about Saanich Police's New Community Engagement Initiative. The AGM will also address current neighbourhood issues, provide opportunities to bring concerns forward and allow for the election of officers and directors for the coming year.*

## ***Habitat Housing Now Complete***

**Habitat for Humanity Housing at 4000 Cedar Hill X Rd:**

Through public endorsement in 2013 and a letter to Council in June of 2014, we supported Habitat for Humanity's non-profit, four unit townhome project which was ultimately approved by Council. The site, formerly owned by the District of Saanich, was sold to Habitat and the project was completed this year. It now houses 4 families in an attractive, well-constructed complex.



We applaud Habitat's effective model for bringing affordable accommodation to deserving families.



# Friends Of Beckwith Park *Keep Pulling Together!*

*A park that continues to flourish...*

There's been a lot happening in Beckwith Park these days! The volunteer group, Friends of Beckwith Park (FOBP), have been working hard regularly for the past 6 years to keep your park in great shape! In addition to eradicating Scotch Broom, our first target, FOBP continues to fight English Ivy, English Holly, Daphne, English Hawthorne and other invasive species. While touring the park, you may notice more obvious changes these days. In Feb, the Victoria Green Team and Saanich Parks assisted in removing Himalayan Blackberry near the Morris Drive entrance and replanted beautiful native species of trees and bushes. This huge effort will look fabulous as the plants mature. In progress, along the connecting section of the ponds, is an effort to remove encroaching blackberry from an



Morris entrance cleared of Blackberry (2013) and replanted by FOBP & Lake Hill students.



Nest boxes on poles to deter predators from occupying or raiding nests.

incredibly pristine park area. Over time, native roses will grow back while providing more space for the ducks.

Finally, the Wood Duck nest boxes



Same area today flourishing with variety of shrubs.

on trees were replaced with new yellow nest boxes on poles. They have been placed so that people may observe the boxes and ducks easily.

Beckwith Park has many areas with sensitive ecosystems and a mecca of native flowers: Camus, Fawn lilies, Chocolate lilies, Shooting Stars, and Satin flowers. With spring here, these flowers are coming into bloom. It is important that park visitors, children and pets respect them by not picking flowers and keeping to paths. Doing so allows the flowers to bloom for years to come.

Those concerned about their blackberry pies should note that while restoring key areas of native Garry oak ecosystems, we will always leave the favoured blackberry patches for neighbourhood picking. Also note, we're always looking for more volunteers! We meet every month on the 2nd and 4th Saturday at 9:30 am for 2 hours. Tools are provided, so come whenever it works for you! Contact Eylin Gilbert at [eylingilbart@hotmail.com](mailto:eylingilbart@hotmail.com) or

## *Other North Quadra Parks Needing Rehab...*

Hutchison Park, Gabo Creek and the Christmas Hill Corridor are ecological gems in dire need of a rehab or stewardship program resembling Beckwith Park's model. The key is volunteers, and most notably someone willing to stand as a group contact. Saanich's *Pulling Together Program* takes care of all the planning, risk assessment requirements, logistics and tools. Work parties could occur as "one-offs" such as the Hutchison Park 2014 event (which resulted in 10 huge truckloads of ivy removed!) or an ongoing program could be set up. Saanich's budget may be stretched but Park Staff are most supportive of volunteer efforts. Any effort, large or small, contributes a great deal to a park's ecological restoration. If you can lend a hand with invasive species removal and native species planting, please contact Jenny Eastman at *Saanich Pulling Together Volunteer Coordinator* 250.744.1710 or [ferns1@telus.net](mailto:ferns1@telus.net)





# North Quadra's 6<sup>th</sup> Annual <sup>5</sup> *MUSIC In The PARK*

Tues. July 19, 2016 : 6:00 -8:00 pm

**featuring "Soul Shakers"**  
Beckwith Park, 857 Beckwith Ave.

Once again, the popularity of our 5<sup>th</sup> annual Music In The Park concert and picnic last July nearly caused the event to exceed its bounds. In spite of this, a whopping crowd of 2300 were well accommodated in Beckwith's spacious surrounds and the traffic volumes were skillfully directed to sidestreets by our helpful, efficient parking crew.

There was so much happening! While some enjoyed picnic lunches or sampled food trucks, others lounged, danced to the music, toured activity and information booths or visited friends and neighbours. Face painting, crafts, water play, police car, firetruck tours, animal mascots (Daisy the Cow, Marty Marmot, Ace, Penny The Owl and Sally Ann), and interactive encounters with *Oasis* live animal ambassadors: tortoises, lizards and birds of prey were highlights for the younger set. As an added bonus, crowds were entertained at half time by the energetic skip performance of the Island Hopper's Precision Skip Team!

**A similar concert format, including the return of the Island Hoppers, is in store this July. So be sure to mark your calendar for Tuesday, July 19, 2016 from 6:00-8:00 pm. at Beckwith Park featuring the Folk/Rock band "Soul Shakers".**

We thank our generous sponsors, Thrifty Foods, Saanich Legacy Foundation, Saanich Parks and the incredible help of NQCA executive members and committee volunteers for the ongoing success of this event.

*We continue to welcome volunteers for this 2 hour event! (Set-up, clean-up, face painting, booth rep, parking or traffic guide, etc). It's a great way to engage, be involved and help out while grooving to music! If able, call Lauraine @250-479-0302 or email at [laurainederman@shaw.ca](mailto:laurainederman@shaw.ca)*





## *“Boulevard Tree For Free”*

### *An Ongoing Program Success*



***A Tree For Free?*** *If you haven't participated in Saanich's "No Cost Boulevard Tree Program", please consider it! Free offers are rare these days!*

This Saanich Parks/BC Hydro funded planting program has met resounding success enhancing streetscapes and addressing urban forest decline in our municipality. Saanich now partners with many community associations to plant trees on municipal frontages. The terms remain simple. Homeowners first fill out an application form, available on NQCA's website at [northquadra.ca](http://northquadra.ca) and direct or mail to Saanich Parks. Park staff later contact the resident to discuss tree selection and site suitability. In the fall, staff plant the tree while residents agree to water the tree for 5 years. It couldn't be easier!

*For further info or paper copy of application form, call NQCA Boulevard Tree coordinator, Lauraine Derman (250-479-0302) [laurainederman@shaw.ca](mailto:laurainederman@shaw.ca)*



## *Sidewalk Approval At Long Last!*

**Morris Drive/Lucas Ave Sidewalk:** Our Spring 2015 Newsletter reported details of Saanich Engineering's plan to construct a sidewalk from the Beckwith Park exit at Belvedere along Lucas to the corner of Morris. Residents along the Belvedere/Lucas section once again voiced strong objection to this plan, which was initiated in 2005 before school configurations and safe routes to schools were altered. The plan also ignored requests from 4 local area school principals, Lake Hill Parents' Advisory Council, NQCA and 40 affected residents who all stressed that the 165 meter portion of west Morris in front of Lake Hill School should be the funding priority. Lack of a sidewalk along this section forces pedestrians, including school children, to cross mid-block through heavy traffic at Clatworthy; a situation that was deemed by all concerned to be the highest safety risk in the area. **The good news:** Due to NQCA's ongoing efforts, neighbourhood feedback and the renewed support of area school principals, Saanich Engineering has now reconsidered and has allocated funds to complete the sidewalk along the west side of Morris! We thank Engineering for acknowledging our community's concerns on this matter and look forward to the new sidewalk being constructed soon.

## *Changes to the Environmental Development Permit Bylaw (EDPA)*



The EDPA was designed to protect ecologically sensitive lands in Saanich. In this respect, it's similar to EPDA bylaws across the province. Lately it garnered considerable publicity and generated a great deal of controversy. NQCA and Saanich residents were invited to provide input into Council's consideration for changes to the bylaw. Saanich Planning's March report provided 3 options: (1) rescind the bylaw, (2) keep the bylaw but ask staff to suggest improvements and (3) keep the bylaw as written. NQCA supported Option 2 as per the Planner's recommendation. After considerable public input and discussion at the Council table, Council approved the Planner's recommendation.

## **Development Updates**

### *Keeping Informed Of Neighbourhood Changes*

**Redevelopment of 4247, 4253 and 4255 Dieppe Road – current use as a Food Processing Plant:** We were most disappointed with Council's Oct. 6, 2015 decision to support this proposal which involved three distinct components. One part of the proposal dealt with the construction of a new and larger Food Processing Plant. Notwithstanding a few concerns, NQCA supported this component due to the plant's historical presence and the potential to protect 100 local jobs. The other two components were residential: a subdivision of nine single family lots and the second subdivision for 33 townhomes. We supported the single family subdivision, but did not support the townhome component since the density requested was 180 to 200% over what is indicated in our Local Area Plan and significant height variances were sought by the applicant. We urged Council to reduce the density to 26 townhomes and height variances. We urged Council to acquire a right-of-way along Douglas and Dieppe for bicycle lanes and seek an appropriate "Community Amenity Contribution". In addition, we supported area residents' request for a sidewalk to Quadra. Unfortunately, Council did not listen to any of our requests. Density remained the same, right of way for future bicycle lanes was not acquired and Dieppe/Caen residents did not get a sidewalk to Quadra. In our Council presentations we described the "Amenity Contributions" received by the community over the past 30 years and gave a number of examples where amenity contributions had been much higher. Nevertheless, we were completely ignored. Only one councillor, Councillor Derman, supported our request and recommended the proposal be sent back for reconsideration. In our view, Council relied on a flawed, developer slanted report from Planning to approve this development.

**BC Hydro Substation site on Lochside:** Work on the BC Hydro site expansion is complete. However, NQCA anxiously awaits the resolution of two community related items promised by BC Hydro: first, Saanich Parks' commitment to work with BC Hydro to replace lost trees on the northern boundary and second, provision of funding from Hydro to the Peninsula Streams Society for restoration of a portion of Blenkinsop Creek around the east boundary of the Hydro site.

**Proposed road through 804, 812 and 820 McKenzie Avenue to the future Rainbow Hill Condo Towers:** Some time ago, an application from Aplomado Developments to gain access from McKenzie to their condo site on the slopes of Christmas Hill was not supported by the Planning Department. Consequently, the applicant re-submitted a proposal to access the condo site via easements through 804, 812 and 820 McKenzie, three properties zoned for single family residences. The easements proposed are on the north side of the properties. NQCA has a number of major concerns including: environmental impact, loss of mature trees, future land use of remnant land between McKenzie Avenue and the new access road, status of the new road, encroachment on the existing dedicated park area, municipal services, public access from Blackberry road to the Condo, need to close the current access to 812 and 820, and finally, potential need to widen McKenzie Avenue in future. NQCA has formally urged Saanich Planning to consider all these concerns and ensure they are addressed before a report to Council is completed. NQCA is hoping Planning will respond positively prior to a report to Council, at which time we will finalize our response.



**Peninsula Bulldozing site (east end of Beckwith):** This property, recently purchased by the Mann family, is technically within in the Blenkinsop Valley Local Area. However, it has significant impact on Beckwith Ave. including heavy vehicle traffic, noise and soil spillage related to the excavating operation. On Nov. 26, 2015 we met with the new owners and consultant, providing input into their conceptual plan. We've expressed a willingness to work with the proponents and see potential redevelopment of this site as a work-in-progress.



# North Quadra

## Be part of your Community Association



North Quadra, 1 of 12 geographical zones delineated within Saanich's Official Area Neighbourhoods, contains approx. 2400 homes, a commercial district at Quadra/Mackenzie, 7 large apartment complexes, with more apartment construction in stream. Boundaries are roughly Chatterton Way and Dieppe to the north, Douglas and the highway to the west, Lockside and Martha to the east and McKenzie to the south.

### NQCA 2015-16 Board of Directors

**President:** Haji Charania **Vice President:** Jeff Bray  
**Secretary:** Stan Brygadyr **Treasurer:** Sharron Waite  
**Registrar:** Trevor Barry

### Directors-At-Large :

Michael Moore	Mary Beamont	Susan Marcotte
Graeme Weir	Lauraine Derman	Rita Haehnlein
Arun Joshi	Sharon Leonard	Bonnie Franklin
	Evelyn Woodward	

All legally established North Quadra residents are Association members. Operating the association depends, however, on your generosity. Become a supporting member for an annual contribution of \$5. Any size donation is always welcome!

## The Spirit Of Volunteering

**WE NEED YOU!** NQCA has benefited from the generous spirit and energy of many volunteers in past years who deliver newsletters (2400 copies!), serve on our executive, and attend meetings representing community concerns at Council. Strength is in numbers and we can use more help! You may ask "What's in it for Me?" For starters, you'll have the satisfaction of improving your community, neighbourhood and quality of life. Whether your contribution is large or small, volunteering as a board member, assisting with parks and boulevard tree planting, being a Music In Park organizer, graffiti "spotter", or newsletter deliver, etc. provides a community voice and keeps NQCA strong and vibrant. So don't delay; join up now...you'll be glad you did!

## Just A Click Away

In the past, NQCA published and delivered *North Quadra News* twice yearly to 2400 homes. With online publications, our interactive website and Facebook/Twitter links, print versions are now reduced to one spring newsletter yearly. This 8 page edition provides a complete year review of events, activities and AGM notice. Our intent remains to keep you fully informed. News alerts, notification of special meetings and bulletins are posted on our website, thanks to our new webmaster Arun Joshi...who has just completed a redesign and upgrade of the website. Thanks so much Arun for sharing your considerable efforts and tech talents with us! *To remain informed, we urge residents to "stay connected" by joining our email REGISTRY at [www.northquadra.ca](http://www.northquadra.ca).*

## Join Us At Our New Location

NQCA monthly executive meetings are open to the public. Saanich has generously offered us the Pacific Dogwood Room at Saanich Commonwealth Place for executive meetings. *So why not consider a swim or work out, then attend our meetings and share your comments and ideas with us!*

### Association Information

Please direct Questions, Comments & Cheques to:

Haji Charania- Pres. 250 479 8072 -757 Genevieve, V8X 3R4

Jeff Bray- VPres. 250 595 0265 - 801 Rogers Way V8X5L1

Stan Brygadyr-Sec. 250 727 2243 - 847 Cameo V8X 4M3

email @ [info@northquadra.ca](mailto:info@northquadra.ca)



#NorthQuadra