



North Quadra News

North Quadra Residents Association - Fall 2009

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Can You Assist Us?

Your North Quadra Residents Association (historically known as: *The North Quadra Land Use Protective Association or NQLUPA*) proudly boasts a near 40 year history of serving and representing area residents. Throughout these years, a volunteer executive of 12 - 18 directors, elected at the AGM, have voiced residents' concerns at Council and have lobbied for neighbourhood amenities such as parks, playgrounds, improved streetscapes, pedestrian safety and solutions to traffic problems.

Today, the role of neighbourhood associations is changing and expanding. Using Broadmead and Cordova Bay as models, we hope to go beyond advocacy by playing a broader more active role in our community. We hope to interact more with residents and network with other groups important to the social fabric of our community.

We would like to communicate more frequently and effectively by using an electronic "fan out" system, by providing more newsletters, bulletins and web notices, by supporting localized neighbourhood initiatives

and by providing a better framework of communication for residents in cases of emergency. This is a tall order for a small but dedicated executive but helping hands can make it possible.

This newsletter highlights residents and groups already working to enhance our community: be it Heather Coey's amazing greening and food production initiatives at Reynolds High School, students behind Lake Hill Elementary's native garden creation, Elyn Gilbert's *Friends of Beckwith Park* or Harald Wolf's advocacy for backyard gardens and chickens! Please contact us with your story. We'd love to work with you and highlight all your community initiatives. (Contact info. on page 4)

We would also be appreciative if you could help us out more directly. We always have room for willing hands to volunteer for the association.

Finally, while all legal residents of North Quadra are association members, we do have a category of "supporting member" for a donation of \$5.00 or more. Your donations help us build our community.

Volunteers Needed!
Encourage A NEIGHBOUR AND A FRIEND!



The proposed two condominium development on Borden near the Monkey Tree Pub was recently approved by Council

LOSS OF SCHOOL PROPERTIES

As previously reported, your association remains concerned about the loss of school properties as green space in our communities. A solution proposed by Councillor Derman over a year ago would tighten zoning and setbacks on school properties to make loss of green space much less likely. To date, no action has been taken since consultation is ongoing with school districts.

The need to address this problem was highlighted recently with approval of a development on the former Mt. View School lands. While the development contained socially desirable and supportable uses, it provided limited community park space. The association wrote a letter supporting the Mt. View/ Colquitz Association's attempt to preserve more park space but this community initiative was unsuccessful. Ongoing loss of school properties must be addressed soon. It would be unfortunate to lose even more properties because "the wheels turned too slowly".

Reynolds School Green Spaces Project

Reynolds Secondary's Green Spaces Project is now into its third year. This year saw a bumper crop of a variety of vegetables which allowed food classes to create dishes with "fresh from the garden" produce. Woodwork classes produced an impressive garden arbour and familiar fruit trees such as apple and plum were planted along with figs and an autumn olive.

Next step plans include building an outdoor stage/deck. Also, plans for planting Garry Oaks near the front of the school have been finalized with the assistance of UVic environmental students. Plants have been ordered and should be in place by the end of November.

Down the road, the program is looking to additional green spaces, solar panels on the roof and elimination of garbage cans from the hall with full recycling.

WELL DONE - REYNOLDS ECO ACTION LEADERS!

MAJOR DEVELOPMENT UPDATES

BORDEN CONDO PROPOSAL APPROVED

At a Public Hearing on October 20, 2009, Council unanimously approved a dual condominium project on Borden St. across from the Monkey Tree Pub. This application has been contentious for area residents who are justifiably concerned about traffic issues in the area.

The developer acknowledged the traffic concerns but maintained the project, which primarily consists of smaller units, will not generate a great deal of additional traffic. In approving, Council noted the project is located near services, excellent transit routes, a major regional cycling trail and will likely provide relatively affordable housing.

For his part, the developer promised to build to a high standard of energy efficiency and offered a program to encourage transit usage. The major community amenity is a sidewalk along Cedar Hill Cross Road/Morris Drive from the site to Ambassador. The sidewalk will be constructed by the applicant once his project is substantially completed.

The association's view is that the sidewalk amenity is substantial and desperately needed. An answer for traffic issues and a comprehensive plan for the area's future are imperative and we will continue to push for exactly that.

DEVELOPER REQUESTS CHANGES FOR RAINBOW SLOPE

At a Public Hearing on October 2, 2007 Council unanimously approved a large development proposal for the slopes of Christmas Hill east of Rainbow Street. Your association had many concerns about this project which included two eight story condominiums. In the end, Council disagreed with the association but did require the whole project, including substantial amenities, be "tied down and guaranteed" through a number of covenants.

Now, the developer is requesting changes. He indicates this is due to current market conditions and problems with project financing. Your association opposes his request. To begin with, we feel the changes requested would result in a less desirable project. The changes, if approved, will alter the form and substance of a mixed residential development. Furthermore, allowing such changes sets a dangerous precedent that could see developers offering attractive projects to get Council's approval then attempting to renege later on promises made. That's a slope we should not start down.

MCKENZIE AVENUE CONDO DELAYED

In our last newsletter, we discussed a proposed 39 unit condominium project for three lots near 980 McKenzie. When the project came to Council, however, neighbours objected to what was proposed and indicated it was "too much building" for a fairly small site. Council agreed and tabled the project with a request for changes. To date, it has not returned to Council. We have recently received a request from the applicant's architect to review proposed changes.

AGM KEYNOTE - THE CRD SEWAGE TREATMENT PROJECT

Our 2009 AGM featured Councillor Vic Derman's keynote speech addressing the implications of the Capital Regional District's (CRD) sewage treatment project. He did not dispute the need for sewage treatment but questioned the appropriateness of the current project and the process leading to it. According to Councillor Derman, we are considering spending close to a billion dollars for a project that is overly expensive while producing limited environmental benefits. He pointed out that the current project assumes our existing system can provide a good foundation for a new system intended both to treat sewage and recover resources such as heat and water. He believes a distributed system, designed from the ground up to recover resources, might be built at a substantially lower net cost to taxpayers while providing far greater environmental benefit. He believes also that research into such an approach has not been adequately carried out.

If Councillor Derman is correct, the consequences would be severe. The sewage treatment project has huge implications for citizens of our region. For the average Saanich home, building the current design could see a tax increase of \$350 - \$600 per year by 2016 for this project alone. That would likely be the largest tax increase Saanich residents have ever seen. Furthermore, such a tax increase would constrain the region's ability to raise funds for other, arguably more pressing problems, such as transportation, housing and health care. With this kind of potential impact there must be value for money spent. We all need to watch this issue very closely. For additional information, email Councillor Derman at: vicderman@shaw.ca



The CRD's Sewage Treatment Project has immense implications for our region.

Compassionate Warehouse Appeal

The Compassionate Warehouse is a Victoria based non profit that over the past 10 years has shipped over 250 forty foot containers of relief supplies to more than 65 countries.

The Warehouse has been asked to ship 5 containers to Moldova, Ukraine and Belarus but are desperately short of shoes, boots, winter clothing, sweaters and winter coats.

Donations can be dropped off at:

Lumberworld - 3965 Quadra
Dodd's Furniture - 715 Finlayson
Nov. 19, 20 & 21
Dec. 3, 4 & 5
8:00 am - 6:00 pm

All clothing should be clean and in excellent condition. Toys should be clean with all pieces.

For further information:

<http://awarehouse.ca>

VICTORIA REGIONAL TRANSPORTATION INITIATIVE

BC Transit is currently carrying out a project called: *Victoria Regional Rapid Transit*. The project aims to meet our future transportation needs and fulfill a provincial mandate that requires Transit to double its share of trips taken in the region by 2020.

This is an extremely important project that will do much to shape the future of our region and the quality of life we will enjoy. You can find more information and opportunities to provide input at: <http://www.bctransit.com/VRRT/> - It's worth a look.

FRIENDS OF BECKWITH PARK

The Friends of Beckwith Park had a slow start while waiting for Saanich Parks to hire Marian McCoy, a Natural Areas Technician but Marian is now in place and ready to work with us to remove invasive species and restore Beckwith Park to its natural beauty.

There were a number of great responses from our last newsletter's call for volunteers and I hope that we can get a work party going next month. Please contact Eylon Gilbart at 250-479-1617 or at eylingilbart@hotmail.com if you are interested in helping out. Many hands make for faster results and great community spirit.

Cheers.... Eylon Gilbart

PLAYGROUND CHANGES AT ROGERS AND AMBASSADOR PARKS

Plans are proposed to upgrade the playgrounds at Ambassador and Rogers Park. At Ambassador, a new swing set will be going in and Saanich Parks will consider providing an "edge" to contain the sand. They will also review suggestions to see if natural groundcover can be established around the Oaks. Finally, a compact granular surface trail will be installed from the parking area to the playground. Rogers Park will see old playground equipment removed from 4 dispersed locations and an entirely new playground installed. In addition, a new trail will be built through the park. This represents a significant upgrade for Rogers Park.

NEIGHBOUR GREENING & "TREE FOR FREE" PROJECT

As previously reported, the association successfully procured "tree" grants from Tree Canada and BC Hydro. This fall saw many more residential sites and streets planted with mature trees ready to bloom in spring. Locations included McKenzie west of the Root Cellar, Reynolds School at Borden and on the Lochside Trail near Cumberland and the Don Mann property in addition to many individual residences.

Once again, we are most grateful to Saanich Parks Urban Forest Team. Managers Cory Manton and Dave Hill and their friendly, hard working crew provided helpful assistance at planting sites, coordination of tree selection and superb logistical direction.

Due to the overwhelming response, your association has submitted new requests for funding. If you would like to spearhead a streetscape plan or join the growing number of residents enjoying the many benefits of boulevard trees, please check the "Tree for Free" insert in this newsletter.

LAKE HILL SCHOOL GREENING PROGRAM

Lake Hill Elementary School has recently launched an ambitious greening program. Music teacher Trish McAuliffe is working with the Habitat Acquisition Trust (HAT) to naturalize the school's Garry Oak grove with plantings of ferns, Oregon Grape and other low growing native plants. As a first phase, students carried out planting on November 19th and also planted spring bulbs along the inside of the parking lot. These much appreciated initiatives help naturalize our neighbourhood while providing great education value.

WELL DONE LAKE HILL!

ASSOCIATION INFORMATION

All legally established North Quadra residents are association members. To operate, however, the association depends on the generosity of residents. You can become a "supporting member" for an annual fee of five dollars. Other donations of any size are always welcome.

North Quadra Website - www.northquadra.ca



UPCOMING

*"Deck the Hall" Winter Lights
Festiva I- Saanich Hall
5:00 - 9:00 pm. Nov. 28
Free Admission*

*Mystical BHUTAN Photo
Exhibit - Nov. 24 - Dec. 20
Cedar Hill Rec. Centre*

*New Year's Day Levee
1:00 pm Saanich Hall*

LAKE HILL SCHOOL

- *Ready, Set, Learn for
3 year olds Feb. 3
2:30 - 4:30 pm*
- *Kindergarten Registration
February 1 - 5*

ROGERS SCHOOL

- *"Encorp Challenge Bottle
Drive Jan. 9, 10:00 am -
1:00 - pm. Please leave
bottles on doorstep*
- *Rogers Ready, Set, Learn
3-4 year olds Jan. 28 am*
- *Kindergarten Registration
February 1 - 5*

ST. MARGARET'S SCHOOL

- *Tues. Dec. 8 - Craft and
Poinsettia Sale
8 am- 8 pm.*
- *Open House at 9 - 12 am
and 1 - 3 pm Fri. Feb. 19*

CHICKENS IN SAANICH

Things are looking up for chickens on smaller properties in Saanich thanks to Councillor Murdock's report to Council. Permitting a limited number of hens would be consistent with municipal neighbours and with trends to local food production. If you would like the association to sponsor a workshop on raising hens, please contact Harald Wolf at: hwolf@wolfweb.ca

PLEASE DIRECT QUESTIONS, COMMENTS AND CHEQUES TO:

Patriek Chemier - Pres. 386 0832 - 930 Tuxedo Pl., Victoria, B.C. V8X 4T2

Don Hamilton - Vice President - 744 4281, 1143 Nicholson Ave. V8X 3L5

Stan Brygadyr - Secretary - 727-2143- 847 Camo, Victoria, B.C. V8X WMB

Haji Churania - Past Pres. -479-8072-757 Genevieve, Victoria, B.C. V8X 3R4