



North Quadra News

North Quadra Residents Association - Spring 2007

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Annual General Meeting

7:30 pm Thursday, May 17, 2007

Church of the Nazarene - 4277 Quadra

Keynote Topic:

*"How Your Community Can Get The Most
Out of Council"*

Speaker:

Saanich Councillor - Judy Brownoff

It's time for our annual general meeting. The AGM is a central event for your association. It provides an opportunity for the executive to meet with the membership and update residents on major issues that face our community. It's also an opportunity for you to bring concerns to the executive's attention. Worried about traffic? Concerned about safety, the nature of development, or any other issue? The annual meeting is a good time to discuss things with us.

The AGM is also the time when your association elects a new executive and Board of Directors. We have one of the largest boards of any community association in Saanich, but we're always looking for new board members. Like all

associations, we need to replace members who have served and moved on. If you're willing to serve or know someone who would make a good board member, we would really appreciate the help. The better our executive is, the stronger our association and community will be.

This year, we are fortunate to have a keynote presentation from Saanich Councillor Judy Brownoff.

Councillor Brownoff, a veteran of our Council, comes from a community association background and is well known as a strong supporter of community values. She will speak on the relationship between the active community and Council and will discuss how the community can be most effective in working with Council.

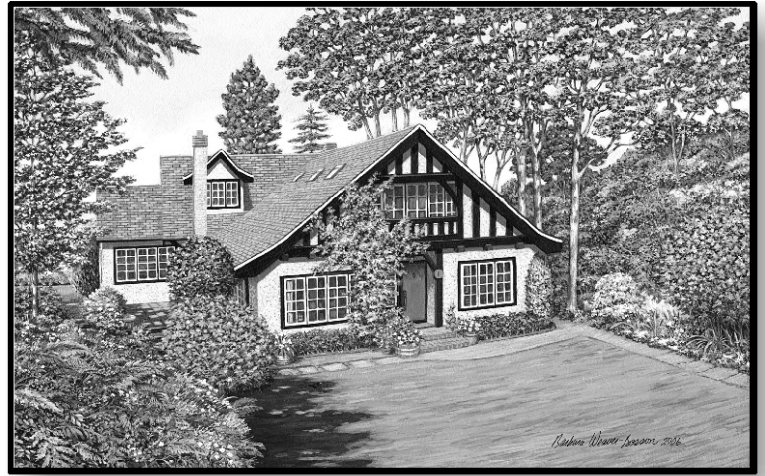
Keep Your Association Strong and Effective

SEE YOU AT THE AGM

HUTCHISON HOME - SOUVENIR ART CARD SETS

During last year's Saanich Centennial, the North Quadra Association commissioned noted artist Baraba Weaver-Bosson to create a painting of Mr. Bruce Hutchison's house as our centennial project. The resulting painting is truly spectacular and was exhibited at Saanich Hall and the Cedar Hill Recreation Centre before moving to its permanent home at the Bruce Hutchison Library Branch.

Now, the artist has created art cards of the painting. The cards, which capture the original wonderfully, will be available for purchase through the North Quadra Association at the end of May. Contact the association at 479 0302 or view the association website for details.



Artist Barbara Weaver-Bosson has produced very attractive art card sets of her spectacular painting of the Bruce Hutchison home. See the website for a full colour image of the painting.

TWO SIGNIFICANT DEVELOPMENTS PROPOSED FOR NORTH QUADRA

For some time now, your association has been working with developers on two significant proposals for our area. One of these is a proposal for a 54 unit four story building on Borden across from the Monkey Tree Pub.

This project, which would be a mix of 39 one bedroom and 15 two bedroom units, would address traffic issues by creating a roundabout just north of the Monkey Tree. The project would also clean up an area that has decayed and, in a second phase, would provide for townhomes and a small pocket park.

On the downside, the height of the building, the availability of parking in the area and the effectiveness of traffic flow through the roundabout are concerns. In addition, much of the amenity brought by the development would come with the completion of the second phase. Since the developer has not yet been able to purchase all the properties involved, the association is worried that the second phase and might not occur at all.

We see a need to have both phases as part of an overall concept for the area.

The second project is proposed for the slopes of Christmas Hill on the east side of Rainbow. The project anticipates about 100 units with 15 single family homes, 24 attached homes and two eight story condominium towers. The project would provide for preservation of large tracts of Garry Oak habitat, much of which has been offered as public lands, and would provide sidewalk improvements along McKenzie. In this respect, it takes a sensitive approach to an ecologically important site.

On the downside, the height of the condominium towers, the distance of the development from services and the potential for traffic problems on Rainbow, McKenzie and Nelthorpe cause concern. In addition, Saanich appears ready to turn down land dedication in favour of a cash donation. Both of these developments will go to Committee of the Whole and Public Hearing. We encourage residents to make their views known.

PARKS AND PLAYGROUND EQUIPMENT

Over the years, playground equipment in two of our neighbourhood parks, Ambassador and Rogers, has been allowed to degrade. Now, there appears to be an initiative from Saanich Parks to move the playground at Ambassador to Lakehill School and remove the equipment from Rogers. In the case of Ambassador, the association feels it would be much better to rebuild the playground in its existing location. The school has

considerable equipment of its own. In addition, the school location would not service surrounding neighbourhoods and Ambassador Park nearly as well as the current location.

For Rogers, residents would like to have existing equipment retained and upgraded. It gets considerable use and does not seem to present safety issues. Additional equipment would, of course, be welcome.



SIDEWALKS AND STREETScape ISSUES

We are pleased to announce that Saanich Engineering will soon commence phase 2 sidewalk construction on Douglas between Lily and Genevieve. Completion of this sidewalk will eliminate a very dangerous section for children walking to Rogers School.

Unfortunately, other sidewalks in our neighbourhood are not being addressed. The sidewalk along Morris, Borden and Cedar Hill X Road continues to be completely inadequate for a collector with heavy traffic. Also, pedestrian areas along Quadra are barely adequate at best and unacceptable in many sections. We will continue to press for improvements on these streets.

In a related area, streetscape projects in Saanich have taken a big step backwards. Late last year,

Council reviewed the streetscape policy at the initiative of Mayor Leonard and decided that projects should be centered around safety and "operational concerns".

While safety is always an important concern, this policy has placed other important factors such as pedestrians, the environment and general renewal and updating of streetscapes on the back burner. The association feels that this is not good policy for our municipality in the long term.

At the meeting where the policy was passed, almost thirty speakers from the community addressed Council with all but one speaker opposed to the change. Despite the excellent arguments put forward by the public, the policy passed with only Councillors Brownoff, Derman and Sanders voting against.



The second phase of the Douglas sidewalk project will see a new sidewalk on the section from Lily to Genevieve. At present, this is a dangerous place for school children to walk

AGRI-TOURISM PROJECT FOR THE SEED FARM

Some years ago, the "seed" farm at the end of Beckwith Avenue was sold by Western Forest Products. Since then, the property has changed hands several times and a number of development proposals have been suggested. Each of these proposals would have required Council approval for re-zoning. In each case, however, the developer abandoned the proposal before formal application was made to Saanich.

Now, a new proposal for a venture combining agriculture and agri-tourism has emerged. Since it would appear that the proposed activities are permitted under existing zoning, it is likely that this proposal will not require Council approval and will be dealt with through permits at the staff level.

While there are many attractive features of the new proposal, our association is concerned about the traffic it may generate. We will work with the owners and attempt to address these concerns.

DEVELOPMENT PERMIT GUIDELINES AND OFFICIAL COMMUNITY PLAN REVIEW

Over the past year, Saanich staff have been asking resident associations to help them review development permit guidelines and streetscape plans. Unfortunately, in the case of streetscape plans, Council appears to have gone in a different direction from staff. Nevertheless, these reviews are important to the future direction of our municipality.

Development permit guidelines set the stage for how the Regional Growth Strategy, with its concept of major and minor centres, will unfold. We are, for example, seeking to develop new "complete communities" and urban villages. But - what will they look like and what regulations will be necessary to shape them? Over the last year association representatives have attended three review sessions and have provided input on your

behalf. We would like to hear from residents as to changes they would like to see. We encourage all residents to watch for future sessions and attend if at all possible.

On a larger scale, Saanich has embarked on a review of its OCP or Official Community Plan. The OCP is the general guide for virtually everything that happens in Saanich. It establishes broad future directions for our municipality and creates a framework for Local Area Plan (LAP) and Development Permit Guideline changes. It's important that we "get it right".

Again, we encourage you to watch the Saanich News and other local media for announcements concerning public sessions. In addition, we encourage you to let the association know of any concerns you may have.

EMERGENCY PREPAREDNESS

This Little Device Could Save Your Life

We've all had situations where our cell phone "gives up" at inconvenient times. Unfortunately, in some situations a drained battery could literally mean the difference between life and death. This winter on the mainland, for example, a lost skier perished when his cell phone gave up before he could contact 911.

North Quadra Blockwatch area coordinator Ross Holloway has discovered a product that can provide your cell phone with back

up power you might need. The product is called "Energi To Go". Hook it up to a drained cell phone and you can regain contact with the network within a minute or two. After two hours, your cell phone will be fully charged. This could be very useful in a variety of local emergencies. The product is reasonably priced and is carried at a number of local retailers including: *The Source, Home Depot* and *Office Depot*.

Thanks Ross for the tip.

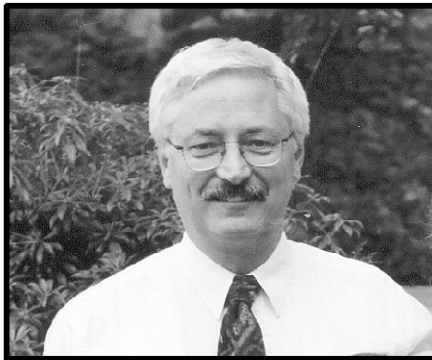
ASSOCIATION NEWS AND EVENTS

* After serving for four years as president of North Quadra and an equal time as vice president, Ron Warden has decided to step down.

The association would like to thank Ron for his many years of leadership and commitment. We look forward to his continuing involvement as past president. Once again, many thanks Ron!

* North Quadra has updated our website (www.northquadra.ca). A great deal of information including present and past newsletters is available. For residents without internet access, all public library branches have public use terminals and printers.

* Your association encourages residents to take part in a spring clean up on Sat., May 19th at 10:00 am. Help us clean up our parks, streets and public area. By doing so, we can keep North Quadra an area to be truly proud of.



Many thanks to retiring president Ron Warden for all the hours and effort he has put in!

All 2200 copies of our newsletter are delivered by volunteers. If you would be willing to help, please contact Lauraine Derman at 479 0302

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 welcome. We also continue to accept donations to support acquisitions around Christmas Hill. (see insert)

PLEASE DIRECT QUESTIONS, COMMENTS AND CHEQUES TO:

Ron Warden - Pres. 727-6106 - 936 Lucas Ave., Victoria, B.C. V8X 4L2

Haji Charania - Past President - 757 Genevieve, Victoria, B.C. V8X 3R4

Stan Brygadyr - Secretary - 847 Cameo, Victoria, B.C. V8X WM3

North Quadra Website - www.northquadra.ca

UPCOMING

*May 12 and May 13 -
Scattered Artists Tour
and Cadboro Bay Artists
Studio Tour*

*Mothers Day at Playfair
Park, Sunday, May 13*

*North Quadra AGM
May 17, 2007*

*North Quadra Cleanup.
Sat. May 19, 10:00 am*

*May 25 - Totally Teen
Talent Show - 7:30 pm*

*May 26 and 27 Gorge
Artists Studio Tour*

*July 1 - Gorge Canada
Day Picnic*

*For additional
information see the
Saanich Website*