



North Quadra News

North Quadra Residents Association - Spring 2009

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Annual General Meeting

*7:30 pm Wednesday, May 27, 2009
Salvation Army Citadel - 4030 Douglas*

Keynote Topic:

**SEWAGE TREATMENT - ARE WE ABOUT
TO WASTE OVER A BILLION TAXPAYER
DOLLARS??**

Speaker:

Saanich Councillor Vic Derman

CRD Director and CORE Area Liquid Waste Committee Member

It's AGM time and this year's keynote should be **A MUST for all North Quadra residents**. The Capital Regional District (CRD) is about to spend well over a billion dollars on sewage treatment. Current proposals would produce a tax increase of at least **\$500 per year** for the average Saanich home by 2016 for this project alone.

That's a daunting prospect. Will residents get value for money? Or will taxpayers' dollars be wasted on a scale never imagined in our region? Come out and hear Councillor Vic Derman's answers to these questions at the AGM. This is a huge issue for us all.

As per usual, there's lots going on in Saanich and our neighbourhood. While this newsletter provides an overview of major events, the Annual General Meeting is your

best opportunity to get a detailed account of current issues, ask questions and bring concerns to the executive's attention.

The AGM is also an important time of renewal for your North Quadra Association. Like all community associations, we use our annual general meeting to recruit executive members.

If you could serve or know a potentially worthy executive member, please let us know. The stronger our executive, the stronger our association.

We have enjoyed the long term support of a core group of volunteers but we can't expect them to "carry the load" forever. We're always looking for fresh faces who bring new energy and expertise to our association.

Volunteers Welcome!
BRING A NEIGHBOUR AND A FRIEND

MAJOR DEVELOPMENT UPDATES



The proposed development for Douglas Street was well received by the executive. This is a view of the residential component.

Currently, our North Quadra Association is dealing with four significant developments proposals located respectively at: Borden Street across from the Monkey Tree Pub, McKenzie near Saanich Road, Douglas near Blackberry and Chatterton Way and Quadra.

The proposal for two four story condos on Borden near the Monkey Tree is similar to what went before the Committee of the Whole on Oct. 15, 2007. At that meeting, Council listened to association objections and refused to let the application proceed to Public Hearing.

A new proposal presenting basically the same buildings was considered by Council on April 20th of this year. With this new proposal, the applicant eliminated a public art

project on the side of one building, decided against dedicating as public park a small green space between his two buildings and eliminated the provision of a right turn lane on Borden at McKenzie. On the positive side, the applicant proposed building a replacement sidewalk on the west side of Morris from his development all the way to Ambassador. The sorry state of the existing sidewalk has been a concern of the association for some time. The new sidewalk would be concrete, built to municipal standards and separated from the street wherever possible. This would be a considerable improvement for our neighbourhood. Nevertheless, we remain concerned about traffic along Cedar Hill/Borden as well as the lack of commitment to a comprehensive plan for the entire area. While some Councillors did express similar concerns, Council voted unanimously to send the new proposal to a Public Hearing which will likely occur in the near future.

The proposal for 976-980-982 McKenzie near Saanich Rd. would see a 39 unit condominium built. The association has met with the project architect and expressed concerns about: how density proposed would fit with surrounding properties, the lack of public amenity offered, the exterior design, the lack of a commitment to green building principles, the omission of a loading/unloading zone, the inadequacy of proposed parking and the need to protect nearby Garry Oaks. We continue to work with the architect to address these concerns.

A third proposal is for 4050 Douglas St. just north of the Salvation Army Citadel. This site has been the subject of several past proposals, none of which your executive found supportable. The new proposal includes a mix of one 33 unit residential, all of which would be fully accessible by those with disabilities, and commercial. Residential would be in the main building, buffered by a second commercial building positioned to block highway noise. The 3 story 32,500 square feet commercial building would likely house offices and a small deli/cafe. This type of commercial operation could provide a valuable service in this area which has seen considerable density added in recent years without any opportunity for neighbourhood level commercial activity. The new proposal was generally well received by the executive. Subsequently, a letter of "support in principle" was sent to Saanich Planning. (see insert diagram above)

The final major development proposal is for the church property at Quadra and Chatterton Way. Exploratory discussions have been held with the proponents and the association expressed the following concerns. The building proposed is "big box" and monolithic. It lacks exterior design and neighbourhood character. The proposed floor space ratio (FSR) is too high. Moving the development away from the street and providing a wide landscaped, tree area would provide a more appealing entrance to both North Quadra and Broadmead. An assortment of smaller buildings on the site might be more appealing. Underground parking should be provided in order to retain "green" amenity. Traffic volume is already a concern in the area and the proposed entrance on Chatterton Way is problematic. Finally, no public amenity package was proposed. A comprehensive public amenity package should include but not be restricted to: a neighbourhood park/playground area, pathways throughout the site, a bus shelter and a community meeting space usable for the associations and others. Since this development also impacts the Broadmead community, our association has attended meetings with Broadmead Association representatives to share common concerns.

The Association has invited the above applicants to set up displays of their proposals at the AGM.

We value your input on these developments and other issues at the AGM

NORTH QUADRA BOULEVARD TREE PLANTING A RESOUNDING SUCCESS

Deeper shades of green were evidenced in Early March with the planting of 70 caliber trees throughout NORTH QUADRA on many boulevards, front lawns, and park locations. Your association received a generous \$7000.00 tree grant from B.C. Hydro and Tree Canada to environmentally improve neighbourhood walkways, streetscapes and to assist with "Urban Forest Renewal". Trees were awarded on a sign-up basis to residents who agreed to assist with planting and commit to a 2 year watering plan. This grant was approved on the basis of community involvement "labour-in-kind" in partnership with Saanich Parks Dept. We are most grateful for the coordinated tree selection, logistical assistance and expertise provided by Saanich Parks Urban Forest Managers Cory Manton, Dave Hill and their friendly, helpful planting crew! It's been a mere 2 months and these botanical beauties (maples, dogwoods, oaks and plums) are already in bud and bloom!

Due to the overwhelming positive response to this initiative and additional requests for more trees, your association will be submitting a new application for grant funding in the near future. If you are interested in receiving or sponsoring a boulevard/front yard tree or if you can spearhead a streetscape plan for your street, please respond to this newsletter's "A Boulevard Tree For Free" Application Form insert.



Long time resident and executive member Mary Milne helps plant "her tree" with the assistance of Saanich Urban Forest Foreman, Dan Fong. Our longest serving executive member, Mary recently retired. Thank you very much Mary for your 30+ years of outstanding community service

SAANICH BUDGET PROCESS

Saanich Council has recently adopted a budget that will see a tax increase of 4.61 percent. This will mean an increase in taxes of about \$77 per year for the average Saanich household.

This was a difficult year for municipalities across the region. With the economic downturn, revenues have dropped significantly while staff and operating cost have remained the same or gone up. As a result, all Councils have struggled to reduce costs without cutting jobs or drastically reducing services.

Nobody likes a tax increase, but the increase in Saanich was one of the lowest in the region. Colwood, for example, adopted a 16 percent tax increase yet still had to cut staff. So far, we have been spared that type of scenario in Saanich in part due to careful budgeting over the years.

VICTORIA REGION TRANSITION INITIATIVE

The Victoria Region Transition Initiative is looking for individuals and partner organizations interested in fostering a post-carbon way of life in Victoria. We are all about raising awareness, building connections, supporting positive vision and action to create more resilient, joyful communities that rely less on fossil fuels as primary energy sources. Contact Harald Wolf for more information: hwolf@wolfweb.ca

FRIENDS OF BECKWITH PARK

Eylin Gilbart is interested in initiating a project in Beckwith Park to remove Broom and other non-native invasive species in the natural portion of the park before it takes over. This will take a number of people over several sessions, so Eylin would like to hear from individuals who would be interested in participating in this venture. Anyone who is interested in helping should contact Eylin at 250-479-1617 or e-mail her at eylingilbart@hotmail.com.

Your association is pleased to announce it is pursuing several new grant avenues (BC Gaming Commission and Trees for Tomorrow) to provide funding for further park enhancements in conjunction with this initiative and other area park projects.

EVERYTHING TO KNOW ABOUT BY-LAW ENFORCEMENT

Recently, past president Ron Warden interviewed Saanich's Senior By-Law enforcement officer Douglas Roberts. Their discussion focused on how we can "help Saanich have a better by-law enforcement process". The wide ranging discussion included topics such as: How does by-law enforcement work? How do citizens go about making a complaint? What role can your community association play? Is your identity protected? and specific "problem by-laws" such as those dealing with secondary suites and noise. The entire interview is too long to be published here but is posted on the website: www.northquadra.ca. Thanks so much for doing the interview Ron. It contains a lot of useful information. Here's a sample Q/A: (Ron): **How does Saanich bylaw enforcement work? Residents at times complain that they don't receive complaint resolution and that the enforcement process isn't working.**

(Doug): *Yes, I've heard the same statement, but you have to understand that the way Saanich Bylaw works is as a reactive system. We do not go out hunting for bylaw infraction, we rely on citizens to provide information to Saanich bylaw enforcement about problems on private land or municipal property (parks or right of way). If we don't hear any complaints then we assume that everything is acceptable to the neighbourhood.*

ASSOCIATION NEWS AND EVENTS

We continue to "plug" a highly popular student-led, community program that makes recycling items not covered in the blue box pickup possible. As a fund raiser, Reynolds students host a "by donation" drop off-collection every 4th Saturday of the month in the school parking lot 9:00am-1:00pm. It's surprising what can be recycled! Items accepted include styrofoam, foil lined bags, holiday light strings, TV monitors, vacuums and a host of others. See our website for the PMD brochure or call 893-3851 or 893-8383.

We again thank our webmaster, Stefan Niemann, who readily updates our interactive, informative, user friendly website. We encourage residents to visit our website at: www.northquadra.ca to respond to Stefan's call for historical photos, updates or accounts. You'll find a huge amount of valuable information at the site. We value suggestions to make the site even better.



Recycling is more than just blue box items!

The association is dealing with one small application at present for a duplex at 4107 Borden Street. While the association is not opposed to the development in principle, we have found it necessary to request additional information from the applicant. Barbara Weaver Bosson's Hutchison Home artcards can still be purchased at 479 0302. This impressive painting, viewed on our website, was commissioned by N. Quadra for Saanich's centennial. The original now resides at the Bruce Hutchison Library.

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

North Quadra AGM

Wed., May 27. 7:30 pm
Salvation Army Citadel
4030 Douglas St.

Mothers Day Concert at Playfair Park,

Sunday, May 10
2:30 - 4:00 pm

Gorge Canada Day Picnic

Wednesday, July 1
8:30 am

Saanich Strawberry Festival

Sunday, July 6,
Beaver Lake Park
11:00 am

Music in the Park - Various

Saanich Parks Every
Tuesday Evening In July
and August starts - 6:00 pm
See Saanich Website for details

All 2400 newsletters are delivered by volunteers. If you can help, please contact Lauraine Derman at 479 0302

PLEASE DIRECT QUESTIONS, COMMENTS AND CHEQUES TO:

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