

QUADRA CEDAR HILL

Community Association NEWS



"Neighbours Building Community"

Volume 34

November - December 2004

GENERAL MEETING

Tuesday November 23, 2003 7:30 PM

Cedar Hill Recreation Centre

3220 Cedar Hill Road

Everyone Welcome!



Speaker~

Adriane Pollard

District of Saanich

Manager of Environmental Services

Topic ~

Saanich's Environmental Protocol

Au Revoir to QCHCA VP

Dean Murdock, our valued Vice-president, is off to Japan in January where he and Keeley, his new wife, have a one-year teaching contract. Having received his Masters Degree in Political Science at UVic, Dean is planning a Ph.D. on his return and would like to teach at a university level. Dean has been with QCHCA for three years, two of which has been in the capacity of Vice-president. His commitment to the community and the environment has been evident in his involvement in the Parks and Recreation Advisory Committee for five years and the Environmental Advisory Committee for three years, as well as his interest in transit issues. He has run for Saanich Council, once in the by-election and once in the general election.

We are going to miss you Dean and look forward to working with you in the future, in your own words, "to change the world." We know that you are going to make a difference to all who have the good fortune of associating with you.

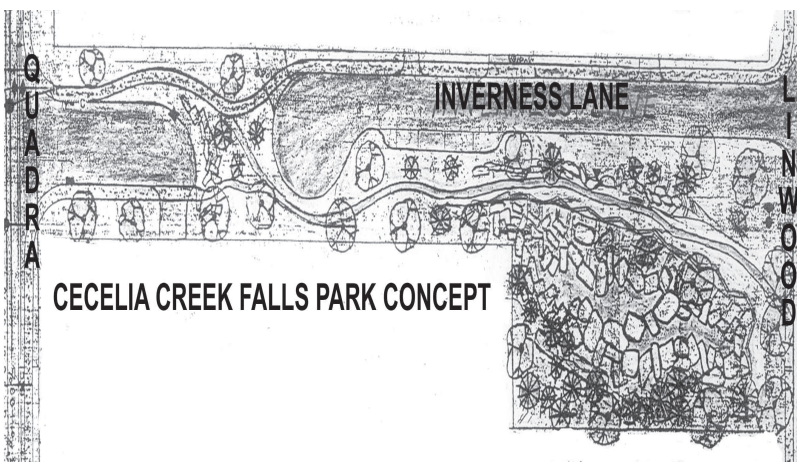
Saturday, November 27th
Neighbourhood Ivy Pull -
Playfair Park's Natural Park
9:30 am - 11:30 am

Meet at entrance off Judge Place.
Pruners useful but not necessary.
For more information contact
Pam Sinclair 382-0032

Cecelia Creek Falls Park - A Vision!

The dream of a park for the Inverness/Linwood neighbourhood is on its way. The last open section of Cecelia Creek was filled in by the municipality of Saanich in 1979. The ravine was filled and Cecelia Creek piped to create three properties at Inverness and Linwood. A neighbour, who had moved back to his childhood neighbourhood in 1985, was saddened to see the disappearance of the creek. He had wonderful memories and knowledge of the creek and felt it was not right to take away the natural area. Although knowing the municipality would never dig up the pipe they just put in he began planning on how to get the creek back. In 1988, he began to pursue his vision of creating a park at Inverness and Linwood. He first requested the Saanich Mayor and Council to retain the properties as neighbourhood green space. At the same time, he began maintaining the land for the neighbourhood to enjoy by planting trees, mowing the grass and installing a chip trail. In 1996, Saanich Council approved the Saanich Core Local Area Plan, which included a policy to reserve the properties as neighbourhood open space. This policy was carried through in early 2004 when Council gave final reading to rezone the properties as park. The little trees planted have grown large. Wild sweet peas added a spectacular splash of color at the end of summer. The wood chip trail, which is in constant use, has been recently topped with new chips for the winter months. The next step is for the community to work towards creating an appropriate park design. Become involved in one neighbour's vision becoming a reality for the entire community.

"As time moves forward do we learn and move forward or do we make the same mistakes and stand still?"



SEEN IN PASSING

Nurse Margaret picking up leaves. An elected Saanich official purchasing a new necktie at a Tillicum Mall Store. Nan Paterson chatting on Reynolds Road.

PRESIDENTS MESSAGE

Vicki Sanders

When a redevelopment sign is posted on a property in your neighbourhood, take the time to read it, contact the municipality, the developer and the community association. Write a letter to the Municipal Planner, and Mayor and Council to comment on the proposal. When the proposal comes before Council, take the opportunity to speak and present your comments. The few minutes taken to read the sign and follow up can make a difference in a development that you are proud of or one that is blot in the neighbourhood. As residents, we have the opportunity to ensure that our neighbourhood develops in a way that we want. Take the opportunity; it is yours.

What's Happening in Our Neighbourhoods

BRAEFOOT: Bob Trotter 477-4365 rctrotter@hotmail.com

CEDAR HILL: Anne Bowen and Jim Moores

380-3955 ascotdr@shaw.ca

Luther Court: (Cedar Hill X and Cedar Hill) has obtained a development permit change to allow a doctors clinic to be opened on the main floor of the Luther Court building. Future medical services will be offered at this location but the total area to be occupied by this change is restricted to 300 square metres. Doctors who now have offices near Shelbourne and Cedar Hill X will relocate to the Luther Court location.

Development Proposals on Cedar Hill from Cedar Hill X to Church. The applicant held a community meeting on October 7 to outline the following package of three projects. The community expressed concern regarding all three proposals due to increased traffic. All three projects would require variances to either setbacks and/or height. It is understood from the developer that models would be built before the issues are presented to Saanich Council.

Cedar Hill X / Cedar Hill Road: 14-unit townhouse proposal for three buildings of 2 storeys above grade and one parking / basement story below grade. The large oak alongside Cedar Hill road has been deemed by Saanich to be in poor health and will be removed allowing for improved road widening and other road improvements being funded by the developer. A site-specific zone is requested due to the density. It is noted that this development is not consistent with the Shelbourne Local Area Plan.

Cedar Hill/Church Street: 23 unit Women's Transition House (apartment) and 33-unit condominium project. The developer offered to fund changes to Church Street to help mitigate traffic problems. Because of higher than normal density new zoning will be created for the proposals.

CLOVERDALE/CORE: Laura Hliva 385-0880

3350 Quadra: The developer is proceeding with the eight story steel and concrete single building proposal. The main entrance/exit will be at 1016 Inverness. The neighbourhood has expressed concerns regarding the height of the building, privacy and overshadowing, view corridors and isolation of adjacent properties.

3263 Rutledge (Scotia): 11-unit townhouse proposal has been approved. The corner at Rutledge and Scotia will be bulged out as a traffic calming measure.

Cloverdale/Inverness corner: A developer is planning to consolidate the seven remaining residential properties for a 4-storey 50-unit condominium proposal. Entrance/exit would be on Inverness. The developer will be requesting a variance of parking spaces from the required 1 1/2 spaces per unit to 1. This would be 50 spaces provided rather than 75. The proposal is still in the concept stages. The QCHCA would appreciate receiving the neighbourhood's comments.

3494 Bethune: 8 unit (5 complete - 3 secondary suite) proposal. This will be proceeding to Saanich Council soon. This is the neighbourhood's opportunity to speak to Council. Check the Saanich website, check the Times Colonist (Thursday edition) or contact a QCHCA executive member for the date.

How many times have we said or heard said, "How did they ever allow that to be built there"? That was allowed to built there, because we all lead busy lives and did not take time to read the redevelopment sign when it was posted on the property. The sign itemizes the proposed redevelopment as well as lists the municipality and developer's contact numbers.

Rutledge Park Art: The final component to the completion of Rutledge Park is the selection and installation of a piece of public art. The District of Saanich is holding a public art competition. The proposed work of art for this competition is to address the theme of "Sense of Our Place". The jury reviewing the work includes Mark Brown, Cook/Tattersall Area Director.

COOK/LINWOOD: Art Pollard 361-3747 partpoll@shaw.ca
Linwood are experiencing a major and long overdue upgrade on their water mains. Saanich cautions visitors and residents to use caution when entering and exiting the construction area. Please follow the directions of traffic control personnel and crew in the project areas. There may be interruptions in water service and supply but 24 hours notice will be given in writing to minimize the inconvenience.

The project will consist of six steps

1. Excavation for other underground utilities to avoid conflicts
2. Trench excavation, and installation of new water main
3. Pressure test and disinfection of the new water main
4. Excavate for new water services to each property
5. Connect new main to existing water system.
6. Final cleanup, road restoration and topsoiling of boulevard

Comments and questions are to be directed to Waterworks foreman Nick Ball. (744-5320)

UVic Bike Commuter Route: Signage will be placed along the route to direct cyclists from Victoria to UVic. The route follows Tolmie, Wicklow, Cook, Salisbury, Derby, across the golf course through the Shelbourne neighbourhood to UVic.

QUADRA/SWAN LAKE: Charlotte Woeckener

920-7666 tsare@shaw.ca

COOK/TATTERSALL: Mark Brown

386-1863 markbrown@shaw.ca

CRAIGMILLAR: Lorne Carnes

383-1978 lornecarnes@shaw.ca

REYNOLDS/QUADRA: Vicki Sanders

592-0865 vicki_sanders@telus.net

1121/1123 Reynolds Road: The proposal to rezone the Single-family properties (RS 6) to commercial (C 4) has raised concerns of traffic safety, overshadowing, privacy and neighbourhood context. The traffic volumes between Quadra and Borden are over 10,100 vehicles per day. The proposed entrance is adjacent to the Lakehill Shopping Centre. The proposed exit is almost directly opposite Borden Street. This is already a dangerous situation with the new Reynolds School parking lot and the newly changed exit from Lumberworld onto Borden. In September, a Reynolds School student was hit by a car at this location. The proposed 3 - storey building is 32.8 feet high and a mass of 11646.55 sq ft. A five-foot retaining wall will surround the east and south sides. The change of land use is not consistent with the Quadra Local Area Plan in maintaining single-family housing outside the Quadra/McKenzie development permit area.

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What's Happening in Our Neighbourhoods

continued from page 2

1030 Greenridge: A neighbourhood meeting was held by the developer to display the plans for a 6 - unit townhouse development. The proposal is an alternative plan to the proposal considered several years ago to subdivide the property into 3 single-family home lots. Most of the comments involved the use of Greenridge as a cut through route from Quadra Street and Saanich Road. The neighbours would like a restricted left turn at Quadra and at Saanich during rush hours. The applicant agreed to a request to install speed humps on Greenridge. He also agreed to covenant the retention of the trees on the western part of the property.

Lakehill Lawn Bowling: A proposal has been received by Saanich for the construction of a new clubhouse. The new building will be to the east of the existing building taking up a portion of the Prestwood parking area. The entrance will be on the east side to discourage the use of Prestwood and to maintain the existing parking patterns.

1277 Union: Application has been submitted to Saanich to create one panhandle lot. A variance will be required between the existing house and new house.

Bottle Depot: The Bottle Depot has opened a Mega Store at the rear of Real Canadian Wholesale Club on Quadra Street. This location offers inside sorting and lots of parking. This will help alleviate the traffic congestion currently experienced at the Quadra/Lochside Trail location.

Block Watch

Patti and Art Pollard 361-3747 partpoll@shaw.ca

We are encouraged by the new growth in our area in Block Watches. Congratulations to Captain Sarah Beeston on Wicklow for organizing the 47th block in Quadra Cedar Hill. Three other blocks are currently being formed in our area. There is always room for new blocks.

Break and enters have increased considerably this month. Please remember to safeguard your home and possessions. Consider how much safer your home can be by being a block watch member. Plan to attend the next Block Watch meeting on the third Tuesday in November - 7:00 pm in the Saanich Police department meeting room. Pre-register by contacting Karen Wallis at 475-4365.

Environment

Ken Whitcroft 383-7567
enviro.man@telus.net

Saanich Trails: A notice to walkers, joggers, cyclists and trail users of Saanich. Parks will be looking for suggestions on trail design standards, through a questionnaire coming out in late November. This will be followed by an open house in December. If you use the trails of Saanich then keep your ears open for these two important opportunities.

Neighbourhood Notes ~

Rutledge Park heritage contributor and long time Reynolds Road resident passes away. Betty Scrogg's contribution of photos and extensive history of the Rutledge Park neighbourhood made the Rutledge Park Grand Opening in 2003 a huge success. The front-page of the QCHCA, Nov - Dec 2003, newsletter was graced with a photo of Betty with her sister Kathlene Cacovic. The historical information provided by Betty will become part of the historical records maintained by the Saanich Archives. Betty and her family are well known in the Reynolds neighbourhood. She would often be seen walking her grandchildren.

Anniversary Plans in The Works Preparations for the 100th Anniversary of Saanich in 2006 are well underway. A Saanich Book of pioneers is being written and many more activities are planned. The celebrations will kick off in March 2006 with the grand finale in August. The QCHCA welcome community members to contribute ideas for the QCHCA neighbourhood to celebrate the centenary. Contact an executive member with your ideas.

GORP (Garry Oak Restoration Project) Work Party - Wetherby Park. 10:00 to Noon. Contact Pat at 595-5600

Aerial View Available: Visit the District of Saanich website (www.gov.saanich.bc.ca) to view the Geographic Information Systems (GIS) information available. Take a bird's eye tour of your neighbourhood and your individual property. Zoning, water mains, contours are just some of the information available.

The Cedarhill Art Club Society has a continuous display of Art Work at the Cedar Hill Recreation Centre. The purpose of the Society is to provide members with an opportunity to display and sell their Art Work in Malls around Victoria. Meetings are held on the 2nd and 4th Wednesday of the month from 1:00 to 3:00 p.m. from September to May. On the 2nd Wednesday, the Society the agenda is usually a business meeting and discussion or a demonstration by a club member. The 4th Wednesday is a demonstration by a well-known Victoria artist. New members welcome. For more information contact: Vicki @ 477-4870 or Grace @ 477-0270.

The Cedarhill Art Club Society is having a Show and Sale at the University Heights Shopping Plaza from November the 8th to November the 24th.

The CKC Canine Good Neighbour Program Fun Test is a wonderful way for me (ruff!) to demonstrate my good manners in 12 everyday situations. My owner needs to be on-leash through the tests; I need my owner to mind me - no barging, walking too far away from me and, for heaven's sake, no complaining. Knowledgeable CGN helpers offer our faithful owners practical tips to use forever. I, by the way, am allowed to give lots of big ol' smoochies when my owner does well (arf!)! Citizen Canine would love to sponsor a Canine Good Neighbour Fun Test for all of us well-behaved dogs, so drop them a line. It's for fun and for free! cgnc@citizencanine.org or Helen 598-3426.

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An Opportunity for Exercise and Fellowship?

Even if you have only 15 minutes to spare, the QCHCA would appreciate your help in delivering the QCHCA newsletter. Every area is short delivery volunteers. This is a wonderful opportunity for great exercise as well as a swell time to meet your neighbours. Contact an executive member to join a keen group of delivery volunteers.

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Island Blue Print 250.385-9786
Design & Layout of Newsletter
Courtesy Ainslie Lowe

The QCHCA newsletter is published 5 times a year. To submit an article or place an ad contact Vicki at (250) 592-0865 or vicki_sanders@telus.net

2004 - 2005 EXECUTIVE

President/Newsletter	Vicki Sanders	592-0865
Past President	Bob Trotter	477-4365
Vice-President	Dean Murdock	658-4160
Secretary	Joy den Otter	361-3145
Treasurer	Cecilia Ivatts	475-1637
Membership	Dorothy Barton	477-3147

QCHCA MEMBERSHIP APPLICATION

NAME _____

ADDRESS _____

P/C _____ TEL _____

EMAIL _____

Membership is \$5 per person per year.

Please fill out this form and send along with payment to:

3720 Epsom Drive, Victoria, B.C. V8P 3S7

I can help with newsletters - phone/fold/deliver - circle one

Annual Membership is \$5 per calendar year, January - December. The QCHCA appreciates the support of all existing and new members. At times residents have expressed a reluctance to take out membership, as they are too busy or do not want to be pestered to volunteer. The QCHCA represents all residents in the area regardless of membership status. We consider the \$5 annual membership support for the continued publication of five newsletters annually and support for QCHCA community projects. Taking membership does not mean an obligation or time commitment in any way. The QCHCA welcomes your financial support with no strings attached. To check the status of your membership contact Dorothy at 477-3147 or dbs@pacificcoast.net.

Gwendolyn Carnell

B. Mus, A.R.C.T., R.M.T.

*Teacher of Piano, Voice
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The QCHCA meets the fourth Tuesday of January, March, May, September and November 7:30 at the Cedar Hill Recreation Centre.