

# Cadboro Bay Residents Association



www.cadborobay.net

Community Newsletter

November, 2012

## Chairman's Message



### The Accidental Chairman

“You should go,” my neighbours said when the last AGM came up. And I did, because

I had been a member of the CBRA CARSA committee for the previous year, and like many residents, was concerned about how that project would turn out, and the fate of Queenswood under UVic's ownership.

“You should stand,” they told me at the AGM, when they called for people to serve on the board. So I did, because I wanted to ensure that the board had as many people as possible who are concerned about preserving the green and pleasant character of the neighbourhood in the face of growing pressure of development. Since the number of willing candidates equalled the minimal slate, we all got elected.

“You should be Chairman,” my fellow board members said to me at our first board meeting, a month later, with a look one gives the last guy standing in a game of Musical Chairs. This caught me unawares, and amused me considerably, because when I had made my way to the meeting – bright-eyed and bushy-tailed with a notebook and freshly sharpened pencil, like a child on the first day of school – I had told

myself to shut up and listen, watch and learn, because I was one of the greenhorns, and should learn the ropes before venturing to lecture anyone on how the community should be run. So much for modest expectations.

“I'll do it,” I said, eventually. “But I'll need help,” and amidst much relief, the others agreed, and we got stuck in...

There is much at stake, as you know.

UVic, our fine university and immediate neighbour, is a victim of its own success, and to accommodate its future growth has bought the Queenswood property from the Sisters of St. Ann and has many, if somewhat undefined, plans for it. In addition, it put forward a proposal for a 7-storey parkade on McKenzie Avenue, which after local outcry was reduced to around half the height. In a sad vindication of Joni Mitchell's prophecies, Haro Woods – or a sizeable part of it – is set to be paved in favour of a sewage treatment plant, of all things. And

I haven't even mentioned the new subdivision on Sinclair Rd., and the 300-year-old Douglas Fir that was recently cut down on grounds of being unsafe.

Left to their own devices – in the words of Chinua Achebe – Things Fall Apart. Most of us live in Cadboro Bay because we were attracted to its unique combination of charms. If we wish these charms to be preserved, we must work together and speak with one loud voice, instead of grumbling to ourselves in the privacy of our homes.

To work together, we must first of all streamline communications – between Board and residents and local businesses, every which way – to make it easier for residents to know what is going on and to comment on issues as they arise.

Which is why my first concern has been to revamp the CBRA website. The existing site – www.cadborobay.bc.ca – is testimony to the tremendous dedication and

**We now have a new website at [www.cadborobay.net](http://www.cadborobay.net). Check it out, bookmark it, and visit it whenever you want to know what's going on.**

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## Chairman's Message (cont)

hard work of Agnes and Dave Lynn over the past eight years, and contains a huge amount of information. But people's attention span is limited these days, and they expect an up-to-date, dynamic, mobile-friendly design, with information provided in readily accessible chunks. The result is a new website, which also boasts a new, shorter, and more modern domain name: **www.cadborobay.net**. Check it out, bookmark it in your browsers, and visit it whenever you want to know what's going on. (The two sites will continue to run in parallel, until everyone has made the transition, and all the information pertaining to Queenswood and CARSA has been transferred.)

Refer to page 3 for details on the new website.

Plans are now afoot for our beloved Gyo Park (see p. 5 in this newsletter). From the drawings we've seen so far at the Board it seems that much thoughtful design and consideration has gone into the proposal, but some people are arguing that if it ain't broke, don't fix it. Monitor the website or sign up for the news bulletin, tell your friends and neighbours about it, join a subcommittee on a subject of your interest, and tell us what you think on this and other topics, so we may best represent the views of the community and prove Joni Mitchell wrong.

Have a wonderful Christmas/Hanukkah/Kwanzaa season, and see you online or in the village. (Just don't call me "Chair" – I am a man, not a piece of furniture.)

*Jonathan Stoppi, Chairman*



Join the merchants of Cadboro Bay Village and sing-a-long with Louise Rose, the Open Door Choir and the Canadian School of the Performing Arts Players.

O'come all ye faithful and enjoy some:

Holiday Hot Chocolate, Freshly Roasted Chestnuts, Coffee, Hot Dogs, Shopping Specials, Merchant Gift Hampers, Decorated Shops, the Village Light Up and of course The Annual Pepper's Holiday Turkey Draw.

Brought to you by the Cadboro Bay Business Association and the Cadboro Bay Residents Association  
All proceeds to the Open Door and the CSPA Players



## Membership Report

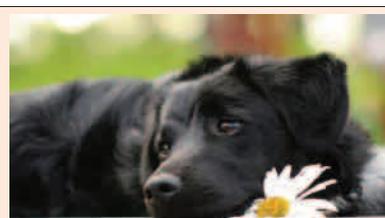
We thank the 190 households who paid membership dues this year. These dues and donations plus a grant from Saanich make up the bulk of the revenue stream for the association. The dues are paid on a calendar year basis and the dues for 2013 will be \$15 per household. Of course, additional donations are welcome at any time.

To pay your dues for the upcoming year, fill in the form on the back page of this newsletter and follow instructions to mail it or drop it off in the box inside People's Cadboro Bay Pharmacy.

**Please note that our new website - [www.cadborobay.net](http://www.cadborobay.net) - includes a membership registration page where you can apply or renew your membership and pay for it securely online with a credit card or PayPal.**

We thank you for your continuing support.

*Dave Lynn*  
Membership Director



**Miss Daisy's Pet Foods & Supplies**  
3838 A Cadboro Bay Road  
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*"The premiere purveyor of holistic pet foods & supplies in Cadboro Bay"*

### *A Very Big Thank You !*

*For all your support and patronage at our Cadboro Bay Village store this past year. We remain committed to serving our customers with holistic natural pet foods, treats, supplements, and eco-friendly pet products & supplies. Our commitment to stock as many made in Canada products will continue, with quality, service and the health and well-being of pets foremost in our minds. All our very best wishes!*

*Sincerely, Miss Daisy & Family*

## New CBRA Website Launched

The web site referred to in the Chairman's message boasts a number of features:

- A **news (Home) page**, with automatically updated news from the Times Colonist, Saanich News, District of Saanich, UVic, and our own homegrown CBRA News on events or developments of local interest – truly your one-stop news resource to keep up to date on local matters. In addition, there's a comprehensive listing of events (see below). Also included is a signup form for receiving these news in a bulletin directly to your email inbox (out of concern for people's privacy, we are not automatically subscribing all paid-up CBRA members to the email news bulletin: if you want it, you must expressly opt-in by using the Signup form); and quick links to the archived information on Queenswood and CARSA proposals.

- A **Google Calendar** of events you can subscribe to from your desktop computer or mobile device, viewable in day, week, month, or agenda format, and colour-coded into five categories: In the Community, In the Village (events/specials at the local businesses), In Greater Victoria (courtesy of the Times Colonist), Canadian Holidays, and CBRA Business – click on any event to get full information, and/or to add it to your own desktop or mobile calendar.



- An **interactive map**, integrated with photos from the Panoramio website.

- **Comprehensive About and Contact pages**, providing up-to-date contact information for CBRA directors and committees, its initiatives, links to related organizations, and information on volunteering opportunities. (Note our new email addresses.)

- A comprehensive and easily accessible **page on Emergency Preparedness**, with information about the Cadboro Bay Emergency Preparedness Committee, the E.P. Coordinators and Subcommittees, the Neighbourhood Street Captain Programme, Communications, and Tsunami Preparation. As the recent earthquake off Haida Gwaii has reminded us – this is more relevant and important than ever, so check it out, find out who your Street Captain is, and volunteer if you can.

- An **online Membership registration page**, where you can now apply for or renew your CBRA membership and pay for it securely online with a credit card or PayPal – instead of having to fill out

details by hand and posting it.

- An **online archive**, providing past meeting minutes (Board and AGMs), financial statements and other material in easily navigable folders. This is password protected to control who can upload and delete material, but a username and password is provided for anyone interested in viewing and downloading.

This is just the start. In the coming weeks, we're hoping to add a Photo Gallery (featuring photos contributed by yourselves and other Cadboro Bay fans – with full credit, of course); a Community page, with occasional in-depth articles on specific individuals or organizations within the community, and information on each of the businesses in the village (provided by themselves) and perhaps updated information such as "Today's Specials"; and other pages as suggested by yourselves.

**We hope you like (and "Like") the new site and help keep it current and relevant.**

We hope you like (and "Like") the new site and help keep it current and relevant by sending us items for the news page or calendar, and adding your comments to news items.



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**THANK YOU**  
to all Cadboro Bay Residents for your kind support.

Located at 3838 Cadboro Bay Road, across from Pepper's  
Phone: 250 285-3838 Fax: 250 727-2354 e-mail: thailemongrass@shaw.ca

## Cadboro Bay Residents Pay Tribute to the Sisters of St. Ann

In May of this year the Cadboro Bay Residents Association (CBRA) sponsored an afternoon tea in honour of the Sisters of St. Ann, in recognition of their decades-long contribution to the Cadboro Bay community. The event took place at the Sisters' residence on the Queenswood property across from Goward House. The tea was attended by approximately fifty people, including many Sisters, representatives of the CBRA Executive and local residents.

The religious order of the Sisters of St. Ann, founded in Quebec by Blessed Marie Anne Blondin, established itself in Victoria in 1858. The Sisters have been living amongst us at Queenswood since the 1970s. For those of you who are unaware, the Sisters owned two buildings on the Queenswood property. One was a residence for the Sisters, and included long-term and hospice care; the other was originally for novitiates studying at the University of Victoria. This latter building subsequently became the home of the Queenswood Society - basically a retreat and healing centre for lay and religious people alike, both male and female.

The facility was used for courses and seminars given by

**The Sisters were renowned for their hospitality and service to the community**

Sisters and lay people on a variety of topics including religion, art, meditation, Reiki and other healing techniques. In addition, various musical, poetry and other events, including CBRA meetings with guest speakers, were held in the old chapel which had been converted into a spacious two hundred seat conference and concert hall. Both Queenswood buildings were

designed by the prominent local architect John di Castri - one in the shape of a human body, and each with its own beautiful chapel. In the fall of 2010 the Queenswood property was sold to the University of Victoria. Under the terms of the sale agreement, upwards of thirty Sisters living at the residence had to find new homes by the end of 2012. That sad day for the Cadboro Bay community has just arrived, with the last Sister moving to her new home on October 10.

The Sisters were renowned for their hospitality and service to the community of Cadboro Bay and beyond. Visitors regularly arrived from Greater Victoria, up Island, other parts of Canada, the United States, and other foreign countries. Queenswood had, in a relatively short period of time, developed into an international retreat centre. People would visit Queenswood for a day, a weekend or in some cases several months, as they sought solace and peace in this tranquil nature sanctuary consisting of forest, trails and gardens. Nutritious meals were also served to guests by a dedicated staff.

The CBRA Sisters of St. Ann tea gave the public as well as the Sisters a chance to stand up and recount their fond and often amusing stories of the Queenswood era.

In short, the Celebration Tea was a joyous occasion which provided us with an opportunity to express our gratitude and appreciation to the Sisters of St. Ann for their unstinting, dedicated work in the health and educational fields.

We would like to thank all the volunteers who helped make this event a success, including the staff of St. Ann's Residence. Thanks also to Pepper's Foods and to Thrifty Foods for their generous donations of food and refreshments for the occasion.

*H a r r i e t  
Graham  
CBRA  
Queenswood  
Committee  
Member*



## Santa Paws

is coming to town.

Better yet, he's coming to  
Cadboro Bay Veterinary Clinic.

Join us on Saturday, December 15th and celebrate the season with a free photo of your pet and our own jolly old Santa Paws. Come in and enjoy the furry fun and festive treats between 2 and 5 pm.

Happy Holidays everyone.

**CADBORO BAY VETERINARY CLINIC**

**Dr. Patrick Benloulou**

2561 Sinclair Road. Victoria. 250.477.9061

## Gyro Park Masterplan

Back in April of 2009, Saanich Parks staff launched an initiative to involve the community in a planning process to develop a Gyro Park Masterplan to help guide development of the park and its facilities over the next twenty years. A number of stakeholder meetings and two public open houses were held during the following two years, resulting in a draft Master Plan presented in March 2011.

For the remainder of 2011, both Saanich and CBRA became involved with other pressing issues, and the Master Plan lay dormant without undergoing a final review and approval by the community or Saanich. The process was rejuvenated in February 2012 when Saanich Parks staff was invited to make a presentation about the Gyro Park Masterplan at a CBRA general meeting. A new CBRA Parks Committee was formed soon after, to review the draft Master Plan and to work with Saanich staff to determine the way forward.

In October, the CBRA Parks Committee asked Saanich Parks to provide a facilitated workshop to assist the Committee with development of an underlying vision of the park - a foundation statement that would guide the review of the proposed Master Plan. Saanich staff agreed to the request, and are currently organizing a workshop that will include all the major stakeholders who have contributed to the process during the last three years.

It is hoped the workshop will take place by January, and revisions that arise from that session will be incorporated into a revised concept plan. The revised plan would be presented at a public open house to solicit community feedback, possibly in February or March.

Though the end result will be a long-term (20-year) plan, Saanich is hoping to complete and seek approval for the Gyro Park Masterplan before the summer of 2013. Last year, Saanich Parks was awarded a Community Recreation Program Grant application for playground and promenade improvements in Gyro Park, and it is important to have the long-term plan in place before any work begins.

There are some exciting proposals in the current plan – improved drainage through the use of rain gardens, enhanced wildlife values through creation of a natural wetland, improved promenade and fore-shore protection measures, and the like. There are also some potentially controversial components – re-orientation of the parking area and traffic flow, and elimination of the tennis courts, for example.

You are encouraged to view the current plan on Saanich's web site at [www.saanich.ca/parkrec/parks/projects/current/cadboro.html](http://www.saanich.ca/parkrec/parks/projects/current/cadboro.html). The Cadboro Gyro Park link under the heading "Planning Process Overview 2012" provides background on the process to date, and the Draft Masterplan link

under the heading "March 2, 2011 Open House" will display a detailed drawing of the proposed plan.

We would love to hear your thoughts about this very important project – we are about to embark on a plan that could shape the future of this amazing and unique waterfront community park. You are encouraged to forward comments regarding the plan to CBRA Board member and Parks Committee Liaison Terry Morrison at [parks@cadborobay.net](mailto:parks@cadborobay.net). Comments received before the facilitated

workshop will be incorporated into information presented at that meeting. Keep in mind there will be another opportunity to be heard at the public open house, anticipated in the spring of 2013. Watch for notices of upcoming meeting dates.

*Terry Morrison*  
CBRA Parks Committee Liaison



*Best of the Season*  
from **Paul Cooper**  
**Scott Dunbar**  
Owners/Operators

3845 Cadboro Bay Road  
Victoria, BC V8N 4G1  
Telephone:  
(250) 477-5523  
(250) 477-5122





**In Memory of  
Tom Galimberti:  
Protector of Mystic Vale**

**T**om Galimberti wasn't the sort of man to make impulsive decisions when it came to money or real estate. Born in Toronto in 1952 my dad grew up poor, the youngest of six children, and therefore he knew the value of a dollar the way that only the underprivileged can. That's why it was so surprising to me that he bought a house without really seeing the inside of it.

I'll explain. It was 2000 and I had recently moved to Victoria, where my dad had been living since the early 90's. He was house-hunting at the time, and since he was spending the majority of his week working in Vancouver on remediation projects for large industrial sites, he asked me to scout properties on his behalf. This sat just fine with me, as I got to go house to house pretending I was the one with the money to spend-when in fact my only concern was how I was ever going to make enough to pay off my student loans.

About three weeks after the hunt began I left town for a weekend, and when I came back my dad greeted me at his door with an enthusiasm I had never seen him show.

"Luke!" he said, almost breathlessly. "Your job is over, I bought a house!" I was stunned. "You what? Where is it? What does it look like?"

He didn't know. The only thing my

dad could remember was the back yard, because in the back yard sat a pristine quarter-acre pond and Mystic Vale. He'd been in the house, and he'd walked through it. But he couldn't remember any details. All he knew was that he walked out on the back deck and saw the vale, turned to his real estate agent and said he wanted to make an offer.

Being in my father's yard is like being in a park miles from the city-there's a deep seclusion brought on by the gardens, pond, and towering green trees of the UVic endowment lands. Every year he'd give me updates on the health and safety of the ducklings which would make his pond their home in the spring, and he'd always tell me about the otters, herons and deer which passed through from the university grounds. He'd also regularly get two-legged strangers wandering into the yard; people drawn to the sight of his pond, walking off the path and down along the streambed into his yard, unaware of the damage they were doing by going off-trail.

It is a special place, one that would become my father's sanctuary and passion until he died suddenly in May of this year. The house was in very bad condition when he bought it and moved in, but my dad didn't care in the slightest. All he knew was that he would go to sleep with his window open, letting the sound of the creek babble through.

The health of the stream system was his abiding concern. He knew a thing or two about the environment- he had been an Assistant Deputy Minister in Saskatchewan's environment ministry before coming to B.C. to spearhead pollution prevention and product stewardship for the government here. And he always

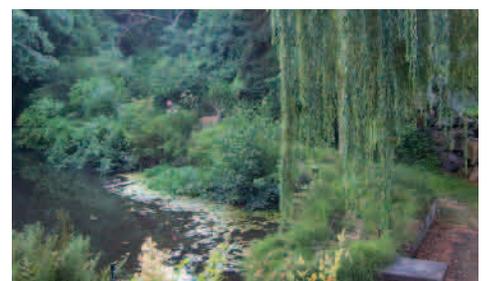
**...a special place, one that would become my father's sanctuary and passion**

liked to talk about making sure the world was a little better because of his efforts, whether it was a big project or a small one. Mystic Vale might have been the smallest, but it was the one he cared most about. He wanted it shared and open to the community, but only if that was done in a responsible way which protected the vale for the future.

What he saw in Mystic Vale was a treasure worth fighting to protect. He worried endlessly about the erosion coming in from the university grounds, and bristled when asked about all the sediment building up year after year in his pond. Dad knew that at one time the watershed was a robust ecosystem which even supported ocean-going fish species, but urban development and over-use has fragmented and harmed the once-healthy system. Most of all it bothered him that degradation of our natural environment persists even in a city which is environmentally conscious and forward-thinking.

Unfortunately my father passed at a young age, and won't be around to continue to advocate for the vale that he cared so much about. But it is my hope, and the hope of my family that the residents of Cadboro Bay will continue to push and fight to protect the watershed, so that future generations can walk through the words, hear the sound of the stream, and marvel at the beautiful place which we call home.

*Luke Galimberti  
October, 2012*



**Excerpt from The Mystic Spring, And Other Tales Of Western Life**  
**by D.W. Higgins, 1904**

Many, many years ago, ... there existed on the shores of Cadboro Bay a small but valiant tribe of Indians. It was at Cadboro that Sir James Douglas first landed on Vancouver Island from the brig Cadboro, a staunch Sunderland-built vessel of live oak, the property of the Hudson's Bay Company. He was well received by the natives, and having named the bay Cadboro (then spelt with its long termination, Cadborough) after the brig, he walked through a forest of oak, pine and spruce till he came in sight of Camoosun harbor. Here he planted the British flag, after naming the place Victoria, and reared dwellings and warehouses and palisades, and mounted guns for the protection of the infant settlement from a native foray. Victoria must have been an ideal place to live in at that time..... When the party landed at Cadboro they were struck with the beauty of the beach of white sand and the oval shape of the bay, which was as faultless in its lines as if it had been laid out by surveyors. Great trees raised their heads on every side and gigantic oaks almost brushed the clouds with their vernal crowns. A thousand years old if a day, alas! they have long since been converted into firewood at two or three dollars per cord, instead of having been allowed to stand as objects

of majestic grandeur and forest pride forever. Sir James was a keen admirer and student of Nature, and when from the deck of his vessel he gazed on the picturesque scene before him his senses must have been captivated and charmed. As he stepped ashore and prepared to follow the Indian trail that led to Camoosun his attention was arrested by a huge maple tree, which, with spreading branches rich with bright green foliage, stood directly in his path. No historian has recorded the fact; but I feel sure Sir James questioned the chiefs as to this magnificent monarch of the forest, and applauded their forbearance in having preserved it from destruction, for it was very old, although it showed no signs of decay. At the foot of the tree, so near that some of the roots extended into the water, was a spring as clear as crystal. It was fed by a rill that trickled from the side of the hill which overlooks Cadboro Bay, and its waters possessed the rare characteristic of being as cold as ice in summer as well as in winter. No matter how warm the weather the waters of the spring that nestled by the great maple tree were as cool as if they had flowed from a glacier. The Indians were proud of the spring and used its water freely. They said it possessed medicinal properties. They also claimed that it was bewitched. Said one of the chiefs in Chinook jargon to the new arrivals:

“If a woman should look into the water when the moon is at its full she'll see reflected in it the face of the man who loves her. If a man looks into the water he will see the woman who loves him and will marry him should he ask her. If a woman is childless this water will give her plenty. The tree is a god. It guards the spirit of the spring, and as long as the tree stands the water will creep to its foot for protection and shade; cut down the tree and the spring will be seen no more.”

**At the foot of the tree...was a spring as clear as crystal.**

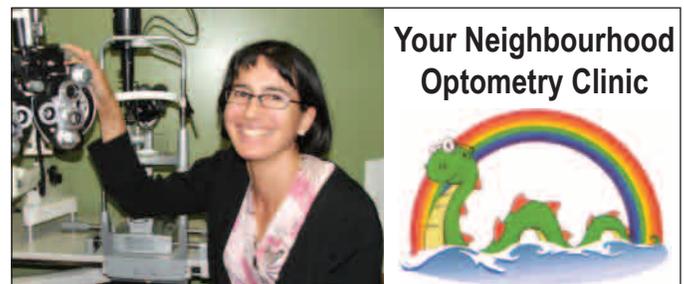
Such was the Indian tradition which had clung to the maple and the spring through many ages of savage occupation. When I first visited the bay in 1860 I reached it by means of a narrow and tortuous trail that led down the side of the hill and terminated at the foot of the big maple. I had heard the legend about the Mystic Spring, and rode out to investigate. I drank of the waters, and they were sweet and cool, though the day was warm. My companions, who were young men and women from Victoria, knelt at the side of the water and tried, without success, to conjure up the faces of their future husbands or wives.

“The moon must be shining and at its full before you can see the spirit, and this is midday. You can't expect to see anything now,” said one of the girls.

(continued on page 8)

**bristol hair** **town fashion**

477.3098  
 2562 sinclair road  
 victoria, bc v8n 1b8



**Dr. Amanda Weinerman** **250-360-2229**

3830 Cadboro Bay Rd, Victoria, BC V8N 4G2

## Excerpt from The Mystic Spring (cont. from page 7)

After that visit Cadboro Bay became a favorite resort. We put a rude table and a bench at the foot of the maple, which we christened "Father Time" because of a few sprays of "old man's beard" that hung from a branch. We called the spring Undine, after Lafontaine's famous water sprite, and nearly every fine Saturday afternoon we formed a small party and rode on Indian ponies to the spot. After luncheon we donned bathing suits and disported in the waters of the bay until the chill breeze and setting sun admonished us that the hour had arrived when we must seek our homes.

*This article can be viewed in its entirety at <http://gaslight.mtroyal.ca/mysticXA.htm>*

## On the Roads Around Cadboro Bay

Saanich will soon be upgrading Sinclair / McKenzie Avenue from Cadboro Bay Village to Tuscany Village. Their latest information indicates ground breaking sometime in February with completion by June 2013.

Thank You to everyone who has provided their input to the McKenzie Corridor Survey (find the link on the CBRA website). I have received your answers AND your additional feedback! I encourage everyone to complete the survey & express any traffic concerns they might have at the end of the survey. The survey will be closed by the end of this year.

I have recently received feedback from community residents regarding the speed of traffic on

Arbutus, Hobbs & the curve on Cadboro Bay Road where the beach access is. In the case of the Cadboro Bay curve, numerous people who live on or near it are especially concerned about the safety of pedestrians trying to cross from the sidewalk side to the beach access (where there is no sidewalk). They frequently witness vehicles rounding the corner at speeds too fast for the safety and visibility. Suggestions have been made about how to improve this semi-blind corner and I have been in touch with Saanich engineering about it. So far, they have no plans to do anything.

We can all do something though by slowing down! Give your neighbours a Christmas present and drive slowly though all areas in Cadboro Bay.

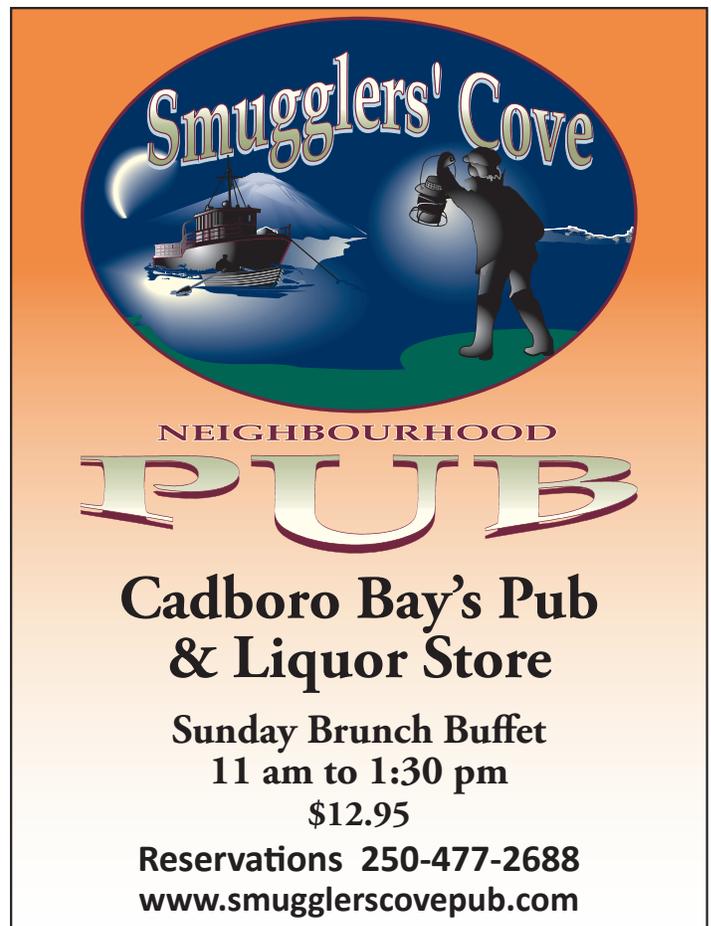
*Dave Ferguson  
Traffic Chair*



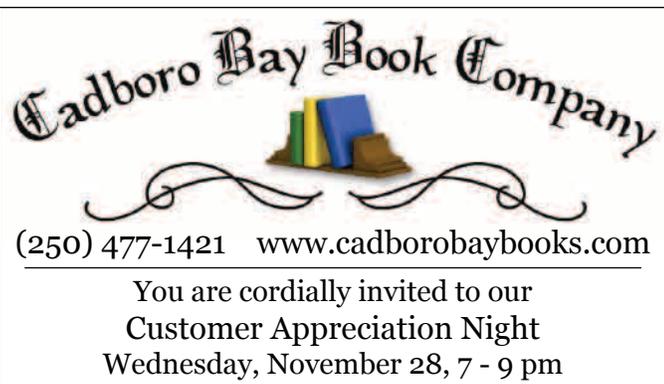
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You are cordially invited to our  
Customer Appreciation Night  
Wednesday, November 28, 7 - 9 pm

## Welcome to the New Kids on the Block!

A warm welcome goes out to the four new businesses who recently joined the Cadboro Bay Village: Marlin Travel, King Bao Wellness Centre, Miss Daisy's Pet Foods and Supplies and the much anticipated Thai Lemongrass Restaurant. Travel, health, our beloved pets and good food - four great additions to the vitality of our village.



## Update on CARSA and Queenswood

**C**ARSA - On September 17, 2012, the University of Victoria presented a revised plan to Saanich council for its new Centre for Athletics, Recreation and Special Abilities (CARSA). The original design presented to council in September of 2011 included a 7-level parkade that was 19.5 metres in height. Many Cadboro Bay residents expressed concern about the visual and traffic impacts of a parkade of this size. The new plan reduced the height of the parkade to 10 metres, and included a new design for the overall appearance that incorporated public feedback.

CBRA appeared at the council meeting and advised that it would not oppose UVic's application, based on feedback received from Cadboro Bay residents at a series of open houses conducted in the spring. CBRA felt the new design was a reasonable compromise between UVic's needs and the concerns expressed by the community. The association also made recommendations for improvements to the consultation process, and suggested that future parking facilities at the University be located underground where possible. Councillors voted

unanimously in favour of the required development variances. Construction of the new athletic facility is expected to start in January 2013, and will include a varsity gymnasium with more than 2,000 seats, increased gym capacity and a new climbing wall.

**Q**ueenswood - The University of Victoria purchased the Queenswood property from the Sisters of St. Ann in 2010. In March of 2011, UVic submitted a rezoning application for the property to the Saanich Planning Department. Subsequently, CBRA conducted a written survey of residents at its May 2011 AGM on the various aspects of the rezoning proposal. On May 31, 2011, CBRA submitted a 40-page-long response to UVic's application to the Saanich Planning Department, including the results of the survey.

In August of 2011, the Saanich Planning Department sent a letter to UVic detailing the results of its review of their application. (Details available at [www.cadborobay.net/archive/queenswood](http://www.cadborobay.net/archive/queenswood))

This application is still active with the Planning Department, with a status of "Pending". No changes to the application have been made since the letter from the Planning department was sent to UVic; however, UVic has indicated that it intends to refine its application by undertaking further planning work related to university processes, to be more specific on possible uses of the existing buildings, and to engage in additional community consultation.

CBRA continues to be hopeful that we can work with all parties to arrive at a scenario for Queenswood that meets the interests of both the Cadboro Bay community and the University of Victoria.

*Barbara Raponi, UVic Liaison*

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renamed the store and Peppers Food Store was born.



*Blizzard of '96*

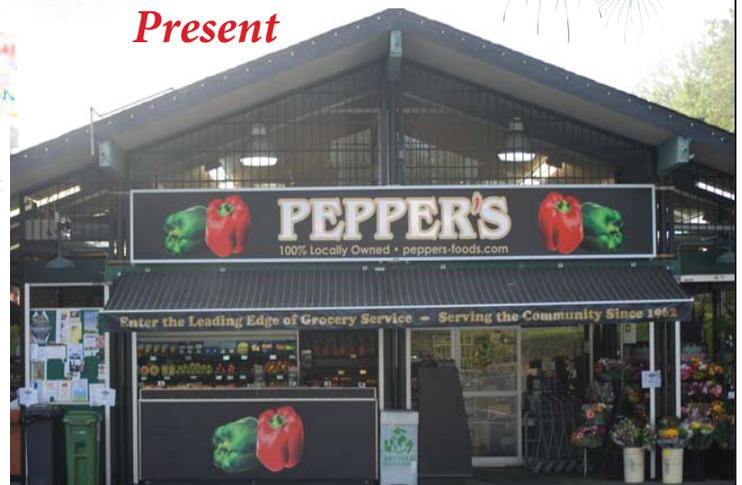


2000

Today, with his son Cory and a crew of dedicated staff, John proudly supports local schools, churches and countless other charity programs. When walking into Peppers you are treated to perfect blend of old and new. For 50 years, old fashioned service combined with the latest grocery innovations has made Pepper's an integral part of the community



*Present*



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## Update on Haro Woods

To date there has been no word from Saanich on when the public hearings will be held for rezoning our wild woodland area. The friends of Haro Woods are eager for the last step of the process to be completed so that we may move forward with creating a Stewardship plan to ensure the watershed forest and its associated wetlands are protected and preserved for future generations.

There are a number of issues relating to the proposed siting for the attenuation tanks that will be addressed once Haro Woods becomes a community park. Some of the concerns include the Saanich Urban Forest Tree inventory, the protection of wildlife and birds, and the potential impact of eighteen months of construction noise on the sensitive ecosystem and on residents in the immediate area. A number of elementary schools, day care centres and health care institutions surround the site.

Jack Hull, General Manager, CRD Integrated Water Services, has stated that measures have been incorporated into the detailed engineering design to address these concerns. A two-metre fence erected around the entire site prior to construction will keep out wildlife like deer. A bird survey will be completed prior to construction to determine the timing of the nesting season (the bird window). Tree clearing will occur outside of the bird window. Any vegetation replanting will be consistent with the existing habitat in the area. A tree inventory will be completed by Saanich staff prior to the construction to assess danger trees and to identify trees that need to be protected. The CRD will communicate with

potentially affected home owners and institutional users prior to construction to ensure mitigation measures are appropriate to minimize adverse effects.

Buffer zones around the tank will be left in a natural state as will the area for the future expansion of the tank. If and how the land reserved for a future tank will be incorporated as public parkland is a matter for the CRD Board to decide. Some trees adjacent to the work area that potentially pose a risk to construction workers will have to be assessed under WorkSafeBC regulations (danger trees) and removed. Tree removal will be kept to a minimum. At this time we do not know how many trees will be removed as no detailed assessments have yet been undertaken.



Rae Roer, Saanich Parks Manager, stated that some funding is available to proceed with preliminary site mapping and inventory work in the spring and summer of 2013. Design and public re-engagement would then commence in 2014.

There are a number of questions and concerns that more than 6% of Haro Woods will be disturbed, and given the WorkSafeBC regulations, it could mean that as much as 30% of Haro Woods is disturbed. Time will tell.

*Deborah Dickson,  
Chair,  
Friends of Haro Woods*

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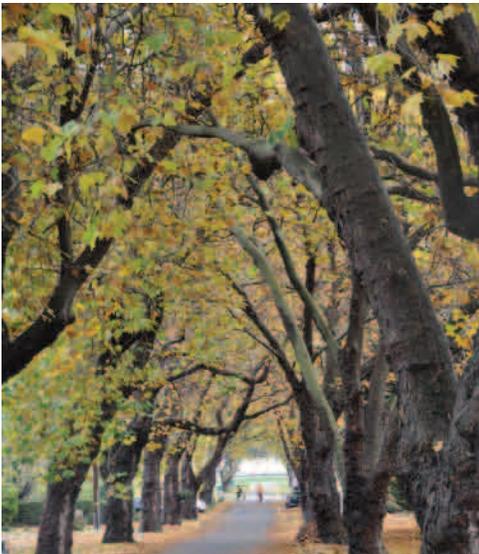


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**Annual Membership Form - January 2013 to December 2013**

The CBRA invites all residents, property owners and businesses in Cadboro Bay to become members of the Association. Annual dues per household or business: \$15  
NOTE - You can now sign up and pay membership dues on our web site - <http://www.cadborobay.net/registration/index.html>

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PostCode: \_\_\_\_\_

*Please make your cheque payable to the Cadboro Bay Residents Association and mail or drop off to: The Treasurer, Cadboro Bay Residents Association, c/o Goward House, 2495 Arbutus Rd, Victoria BC, V8N 1V9 or deposit in the CBRA mailbox inside the Peoples Cadboro Bay Pharmacy.*

Please volunteer or donate to help preserve and enhance our heritage and promote a sense of community.

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*All information provided to the CBRA is under strict regulation of the Personal Information Protection and Privacy Act.*