A Focus on Development
Susan Haddon – President QCHCA

Welcome to our Fall edition of Roots, the Quadra Cedar Hill Community Association’s newsletter.

In this issue, we're putting a special focus on existing and future development in our community with articles on Council's recent decision to study detached secondary suites, planning the Quadra and Shelbourne Street Corridors and current development projects.

We're also pleased to include an article by Dr. Trevor Hancock on homelessness in Saanich that relates to the health of our community including access to affordable housing. Rob Wickson will be the guest speaker on this topic at our November 22 General Meeting (see page 8 for details).

A special thanks to Past President, John Schmuck, for his leadership and engagement with development issues over the years; he continues to be very involved in this area as are other members of your Executive.

I would also like to thank Chris Bartlett and her team who worked so hard to make a success of the QCHCA Picnic and two Music in the Park events. We look forward to continuing to serve you through the year ahead in these and other areas of interest to you, and to working with you to ensure a healthy, sustainable, vibrant community. Happy reading!

Please contact me for further information or with your suggestions. I look forward to hearing from you at: QCHCA3003@gmail.com.

Very best wishes,
Susan Haddon
Homelessness in Saanich – What can we do?

Rob Wickson – President, GTCA
Trevor Hancock – Board member, GTCA

The Gorge-Tillicum Community Association (GTCA) has been concerned about homelessness in our community and more generally in Saanich and the Capital Region for some years. This issue was brought into focus over this past year by numerous reports of campers in Cuthbert Holmes Park, and related worries expressed by local residents.

In meeting with our police bike squad and Saanich Parks, we learned that not only were there campers in a number of Saanich parks (including Cedar Hill Park), but along trails, under underpasses, and at a number of businesses, sheltering under outside awnings and eaves.

In addition to the homeless people camping or in shelters, we learned there are many more ‘hidden homeless’ in Saanich, as elsewhere in the CRD; people who shelter informally with family or friends (‘couch-surfing’) or live in cars, garages and sheds.

Life is already tough for these individuals; we should not make it tougher. While the police have been very supportive and helpful, we believe that a police response is often the wrong one, and that Saanich should be developing and using other resources.

As the largest municipality in the CRD, we believe Saanich has a responsibility to support those who are homeless in our community; to ‘look after our own’. We are asking Council to establish a Community Task Force, hire a social planner to develop a plan and an outreach worker to work with the homeless, including the ‘hidden homeless’. We recognize these recommendations require expenditure by Saanich, which as tax-payers we support. We believe this is a modest expenditure in a large and wealthy community such as Saanich, and is fully justified. We hope you agree with us.


The GTCA has asked QCHCA to support this initiative to create a Saanich-wide plan to address homelessness in our community. Rob Wickson will be the guest speaker at QCHCA’s General meeting on November 22, 2016.

Nigel Valley Area Plan

Led by BC Housing, a collection of housing and care operators including BC Housing, Broadmead Care Society, Island Community Mental Health, the Garth Homer Society and Greater Victoria Housing Society, are collaborating on a proposal to create an inclusive neighbourhood in the Nigel Valley area of Saanich. These five agencies already provide a variety of housing options at properties on Vernon, Nigel and Darwin Avenues near Uptown.

A steering committee, including QCHCA, was formed in February 2015 to study a number of redevelopment options with the aim of creating “an inclusive neighbourhood of housing and care that seamlessly integrates a variety of uses to transform lives, offering an environment for all and a hub of social activity which connects with the wider community.” Many of the existing buildings require significant investment and are not able to meet current and projected needs.

BC Housing launched a formal consultation earlier this year with neighbourhood stakeholders, adjacent property owners and residents, wider community and the general public. Tenants and on-site clients are being consulted and given priority consideration regarding the proposed redevelopment. For more information see: http://bchousing.org/resources/Housing_Initiatives/Redeveloping_Housing/Nigel%20Valley/Nigel%20Valley%20Neighbourhood%20Plan.pdf

Shelbourne Valley Planning

A report from John Schmuck

I attended the last Shelbourne Valley Action Plan Stakeholders Committee meeting on September 15th 2016, as QCHCA’s representative for the past seven years. QCHCA’s eastern border is considered part of the study area. Saanich has previously prepared planning options 1 and 2 for review and comment through consultation with community, businesses and other stakeholders.

Saanich’s Manager of Community Planning, Cam Scott and new transportation planner, Ben Lubberts presented a new Option 3 (Shelbourne Street design), which was developed based on feedback earlier in the year on Options 1 and 2.

The new Option 3 was well received by most committee members. Saanich Planning will now
publish and present the plan to the public through open house meetings.

Some important details of the plan:

- Land acquisition on the south portion will provide four traffic lanes with separate bike path and sidewalks from N. Dairy to Christmas Avenue.
- From Christmas northward, Shelbourne will be two lanes plus center turn lane (except near the McKenzie intersection where four lanes are maintained) with existing sidewalks and buffered bike lanes.
- Pedestrian crossing distances at Cedar Hill X Rd will be shortened by 3 meters with bus pull outs eliminated.

Following public consultation, we foresee presentation to Council in late 2016 or January 2017. Detailed plans of Option 3 will be available on the Saanich website on September 26, 2016.

**Saanich Governance Review**

*John Schmuck, Chair, Saanich Governance Review Citizens Advisory Committee*

In the November 14, 2014 municipal election Saanich posed the following question to voters:

**“Do you support Council initiating a community-based review of the governance structure and policies within Saanich and our partnerships within the Region? “**

Over 80% of the electorate voted yes. As a result Saanich Council formed the Governance Review Citizens Advisory Committee (GRCAC), appointing thirteen members of the community to conduct this review. At this point eight meetings have been held and initial presentations have been heard. The public engagement phase will start soon for Saanich residents to provide their input.

The GRCAC hopes there will be a significant response from the public including QCHCA members. Details of the public consultation process will be sent to members by email and will also be published in the local media.

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**Rutledge Little Free Library**

*Stephanie Ferguson - Resident*

The Rutledge Park Little Free Library box was installed in June 2016 as the result of a partnership between local residents Teale Phelps Bondaroff, Stephanie Ferguson, Saanich Parks and the Quadra Cedar Hill Community Association.

We hope that this little library brings neighbours closer together and provides a miniature hub for reading in the community. Rutledge Park provides an ideal, central location in the neighbourhood for the library and we’re very grateful to Saanich Parks for their support in this project.

We invite everyone to take or leave a book. In the summer months since the library was installed, it has attracted lots of interest from park users.

For information contact: Stephanie Ferguson at: slaferguson@gmail.com. The Rutledge Park Little Free Library can be followed on Twitter at @RutledgeParkLFL.
QCHCA and Friends of Cedar Hill Park have encouraged Saanich to undertake a comprehensive, community consultation as the foundation for a long-term plan for the park. Representatives of QCHCA and FCHP recently met with Saanich Parks to discuss the scope of the planning process.

We understand that a working group will be formed with representatives from community associations and other stakeholders by November 2016 to do the preliminary planning for the study.

We are hopeful that the resulting plan will guide management of the park for years to come including protection for the natural and green areas and facilitate ongoing communications between communities, stakeholders and Saanich Parks.

QCHCA will make every effort to keep the broader Saanich community informed of progress and outcomes as the planning process scope is finalized and community consultation commences. This information will be posted to the QCHCA website and to www.FriendsofCedarHillPark.com

For more information, please contact Peter Haddon at QCHCA3003@gmail.com
Music in the Park - 2016

Chris Bartlett - Director and event coordinator

Our Quadra Cedar Hill Community Association proudly hosted two very successful Music in the Park events at Rutledge Park.

On August 9th and August 16th the crowds enjoyed the energetic music provided by 'Shaky Ground' and 'Groove Kitchen'.

Many joined in the lively dancing, while others sampled the food trucks, and checked out the community booths and children's activities.

These events would not be possible without the generosity of our sponsors. Many thanks to:

Saanich Legacy Foundation, Homewood Constructors Ltd., Ron & Betty Otke, Island Savings, Saanich Parks and Recreation, Re/Max

Thanks to our helpful parking crew, traffic was directed to the four parking lots provided by local businesses on Cloverdale: Shaw Cable, Kinetic Construction, Tecnet, Commissionaires

With the help of our QCHCA volunteers, we were able to provide two fun-filled evenings to celebrate summer in our community.

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Picnic in Cedar Hill Park - 2016

Chris Bartlett and Shawn Newby - event coordinators

Quadra Cedar Hill Community Association started off the summer with a neighbourhood picnic at Cedar Hill Park. We were very fortunate to have a sunny day and lots of helpful volunteers to bring this event together.

We appreciated the entertainment provided by the 'Clover Point Drifters', as well as the food provided by the Royal Oak Rotary Club and the Gordon Head Lions Club.

Many thanks to our sponsors:


Thank you to everyone who came out to support our community event!
Detached Suites in Saanich

An initiative by Councilors Haynes and Wergeland

The market for rental accommodation in Saanich is extremely tight. Recently a number of initiatives by the District of Saanich and the Province have been announced. The following is a quote from the report to Council by Councilors Haynes and Wergeland in which a study of detached suites is proposed. Council approved the direction to Saanich staff.

“The growing difficulty in finding available rental housing in Saanich presents a crisis for the families and individuals seeking housing opportunities in our District. This lack of available and affordable accommodation reflects the limited supply of new rental options coming to the market. Enabling the legalization of detached secondary suites provides a possible solution. This report asks Council to request staff to accelerate the attention given to the motion passed by Council October 7, 2014. Moved by Councillor Dean Murdock the unanimous resolution was:

That: 2. Staff be directed to undertake a future study to explore the potential of legalization of secondary suites in accessory buildings in the areas south and north of McKenzie Avenue.

There are good reasons to believe the communities in Saanich are ready for this next step. The previous legalization of secondary suites within the Urban Containment Boundary has been consistently well supported. The May 2014 random telephone survey examining support for secondary suites in accessory buildings by R. A. Malatest and Associates Ltd., showed 52% in support, 22% neutral and 26% not in support. The online and paper survey results were 61% in support, 9% neutral and 30% not in support.”

A short history of “Hill of Cedars”

In the 1850’s during the colonial settlement of Victoria, the area now called Mount Douglas was known as the “Hill of Cedars”. By some accounts the Cedar trees in the area were harvested and transported along what became Cedar Hill Road to construct Fort Victoria. The area was renamed Mount Douglas when it was granted to the City of Victoria in 1889.

Saanich Council created Cedar Hill Park in 1967. The name for the park and golf course was chosen for its historical significance in the area.
Quadra Corridor Planning

For decades the community has recognized the stretch of Quadra Street from McKenzie through to Reynolds Road remains a great, but unrealized, opportunity for redevelopment.

The east side of Quadra including the Saanich Public Works Yard, Saanich Centre, Bordens, Bottle Depot and Lumberworld includes well maintained businesses and facilities. However, the extensive gravel parking areas and some poorly maintained buildings are a stark contrast to adjacent attractive residential properties, businesses, schools and parks. Saanich has recognized the urgency of moving the Public Works Yard and offices.

Residents have expressed their desire that this area be developed to become a more vibrant center of the community. In 1998 Saanich conducted a study of the area involving business and community to prepare a plan for redevelopment. Regrettably the study was shelved.

In 2016 Saanich’s Planning Department proposed to develop a Quadra Corridor Plan for the area from the intersection of Quadra and McKenzie along Quadra to Tolmie. Planning and consultation could start in late 2017 pending Council approval. The QCHCA and many residents encourage Saanich Council to move ahead with this important initiative as a top priority.

QCHCA would like to form a small committee of interested community members to research and consult residents in preparation for the pending launch of the Quadra Corridor Planning process. Please contact the newsletter Editor, Peter Haddon via email: QCHCA3003@gmail.com should you be interested in participating.

Editor’s Update

QCHCA’s Community Roots Newsletter is published twice yearly in the spring and fall. Suggestions and comments to: QCHCA3003@gmail.com. Copies of our newsletter are posted to the QCHCA website in addition to minutes, local news and events.

Many thanks to the staff at Island Print Group, Aristos Mail and to all our volunteers for bringing Community Roots to your mailbox.

QCHCA Membership Report

Noella May – Membership Director, QCHCA

Hello Neighbours!

The QCHCA would like to thank you for your past support and invite you to continue your membership for 2016/2017. Your membership will ensure that you have a voice through the QCHCA on various local developments and initiatives in and around your neighbourhood. You will also be supporting the great activities we host such as Music in the Park and our advocacy to maintain and restore our local parks and natural areas.

Our purpose is to enhance the quality of life in our area, encourage participation, and promote community spirit.

Our membership and renewal form is on the QCHCA website or come to the next general meeting to join in person.

Please contact me should you need more information at: noellamay128@gmail.com

Saanich Farmers Market Update

Shawn Newby, Director, QCHCA

Marsha Henderson and I have decided to wait until the summer of 2017 to launch the first Saanich Sunday Farmers Market. The prospective market vendors have been very supportive of this decision and we continue to work with Saanich as they create a bylaw to provide for this type of market.

We greatly appreciate all the encouragement and support we have received from the community. We’re dedicated to creating a successful, sustainable and food-focused annual market. As we organize for 2017, we will continue to work to develop relationships with local farmers, food producers and artisans.

For more information, please contact Shawn Newby at shawn@shawnnewby.com
QCHCA Christmas Party invitation

*November 30, 2016 – 6:00 to 9:30 pm*

Our Christmas party, an increasingly popular event, is now in its 4th year. The venue is the Cedar Hill Golf Club. Please note the date in your calendar.

Come dressed to the nines and win the prize for the most innovative (flamboyant) costume. Tickets are $30 per person. Register now by email and pick-up your tickets at the door. Please email Peter Haddon at QCHCA3003@gmail.com

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**CALENDAR OF EVENTS**

**Cedar Hill Arts and Recreation Centre**

Please see this page for squash, tennis and arts events.

**October 15 – Bowker Creek Clean-Up**

Friends of Cedar Hill Park are coordinating creek and area clean-up from 9:00am to 1:00pm. For more information see this page for details and at: http://www.friendsofcedarhillpark.com

**November 22, 2016 – QCHCA General Meeting, 7:00 – 9:00 pm at Cedar Hill Rec. Centre. See this page for details.**

**November 30, 2016 – QCHCA Christmas Party, 6.00 – 9:00 pm at Cedar Hill Park golf clubhouse see this page for details.**

**January 24, 2017 – QCHCA General Meeting 7:00 – 9:00 pm at Cedar Hill Rec. Centre. Speaker TBD.**

**March 28 2017 – QCHCA Annual General Meeting, 7:00 – 9:00 pm at Cedar Hill Rec. Centre. QCHCA officers will be elected.**

**April 2017 - Spring Community Roots**

Please send us your ideas and pictures for our Spring Roots edition to be published in April, 2017.

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**Bowker Creek Clean-up – October 15**

Please join the continuing efforts of the Friends of Cedar Hill Park, the Victoria Green Team and Saanich Pulling Together to restore the area surrounding Bowker Creek in Cedar Hill Park. **We will work from 9:00am until 1:00pm, however please come for whatever time you can contribute.** We gather at the gravel parking lot on N. Dairy Road. Wear old clothes and sturdy boots. Tools will be provided. More information at: www.friendsofcedarhillpark.com

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**Cedar Hill Rec. Centre Coming Events**

**Squash** - October 13 - 16 - Vancouver Island Open

February 16 – 19, 2017 - Pacific Northwest Junior Championships

**Tennis** - November 10 - 13 - Cedar Hill Singles Challenge

December 8th - 11th - Cedar Hill Junior Challenge

**Arts Centre - Inspired/Connected** - Works by Tom Severson and Friends – September 29 - October 11

**Cedar Hill Studio Artists Exhibition and Holiday Sale** - November 10 - 22 for the exhibition, November 19 for the Holiday Sale

**Family Arts Festival** - Join us on Monday February 13, 2017. 11am - 3pm. Free, creative fun for the whole family!

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**QCHCA General Meeting**

**Speaker – Rob Wickson**

*November 22, 2016 – 7:00 to 9:00 pm*

All are welcome to join us at the Cedar Hill Recreation Centre for our general meeting for what promises to be an interesting agenda.

Rob Wickson, President of Gorge Tillicum Community Association, will speak about the GTCA’s initiative to have a Saanich-wide plan to address homelessness in our community.