

RECREATION VEHICLE STORAGE

It is time to remind residents of Dean Park Estates who own recreational vehicles that the storage of these items upon their lot must be in accordance with article 10 of the **Schedule of Restrictions** which states:

“Except for private passenger automobiles, no chattels, including but without restricting the generalities thereof, trailers, campers, motorhomes, trucks and boats, shall be parked, placed or situated on any lot except in a garage, or in an area situated on the lot, which is bounded by an approved screening for the benefit of neighbouring lots.”

Most residents who own recreation vehicles and boats, respect this restriction and store their recreational equipment off-site in a storage facility.

If you are considering storing your recreation vehicle on your lot, please contact the Design Review Committee for approval of your proposed location and “screening” method. When loading or servicing your recreational equipment, it makes for good neighbourhood relations if you tell your neighbours how long you intend to keep your equipment in your driveway.

DEAN PARK ESTATES REAL ESTATE REPORT

From January 1st to November 20th, 2008 24 homes sold in Dean Park Estates. Selling prices ranged from \$571,100 to \$950,000. The median selling price was \$670,000 and the average selling price was \$705,062. The average time on the market for the homes that sold was 35 days.

As of November 20th, 2008 14 properties were listed for sale in Dean Park Estates. The list prices of these homes range from \$629,900 to \$1,495,000. The homes currently listed for sale have been on the market for an average of 69 days.

Only properties that were listed for sale through the Victoria Real Estate Board MLS system that are located in the area covered by the Dean Park Estates Schedule of Restrictions are included in these statistics.

*Real Estate Information provided by
May Hamilton, Royal LePage Coast Capital*

SAFETY HELMETS NO LONGER PROVIDED BY P.R.C.

Please be advised that Panorama Recreation Centre can no longer provide helmets to patrons due to health concerns. Bike helmets that fit properly are a good alternative for skating and other PRC programs.

DPECA EXECUTIVE 2008-2009

President:	Mike Woods	655-6484
Secretary:	Cheryl Jones	655-9221
Treasurer:	Joyce Nordlund	656-8815
Membership:	Marg Leatherdale	655-9678
Covenant Control:	Lisa A'Hara	654-0227
	Richard A'Hara	654-0227
Design Review:	Richard Nordlund	656-8815
	Mike Woods	655-6484
	Peter Jones	655-9221
Municipal Liaison:	Colin Ross	656-9912
	Bryan Bailey	656-7104
Directors at Large:	Werner Bink	655-3899
	Springfield Harrison	655-0764

MEMBERSHIP APPLICATION

Name: _____

Address: _____

Postal Code: _____

Phone Number: _____

Email (optional): _____

\$25 Household Membership

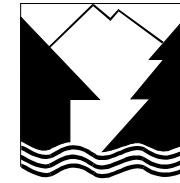
Fiscal year April 1, 2008 – March 31, 2009

Please do not send cash through the mail.

Cheque payable to:

Dean Park Estates Community Association

Mail to: **DPECA, PO Box 52021,
Sidney, BC V8L 5V9**



**DEAN PARK ESTATES
COMMUNITY ASSOCIATION**

NOVEMBER 2008

NEWSLETTER NO.65

PANORAMA TOWER HEIGHT RESIDENTS' LEGAL CHALLENGE

The existing zoning bylaw for the Panorama Recreation property (P2) specifies a building height of 29.5 ft. On February 27, 2008, North Saanich Council considered an application from the Peninsula Recreation Commission to allow the construction of a 52 ft elevator tower for the new waterslide at the Panorama Recreation Centre. Council unanimously approved a motion asking the Peninsula Recreation Commission to compromise by building a 42 ft elevator tower which the neighbours had already agreed to accept. **The Peninsula Recreation Commission voted 6 to 1 AGAINST accepting the 42 ft. compromise height** and continued to pursue the construction of a 52 ft tower.

On May 27, 2008 North Saanich Council denied a height variance to allow for the construction of the 52 ft waterslide tower on the Panorama property. The four Councillors who voted against the 52 ft variance indicated that they **would support a request for a 42 ft variance**. This compromise of a 42 ft. tower, which had been accepted by the neighbouring residents, **was again rejected by the Peninsula Recreation Commission**. Instead, the Peninsula Recreation Commission voted to instruct its architect to find a way to circumvent the intent of the North Saanich Bylaw. This was achieved by clever architectural redesign of the entire roof of the Recreation Centre, beyond the current roof profile, so that the new construction would comply with the wording of the flawed North Saanich Bylaw and allow for the construction of the 52 ft tower. The sloping roof, which will be 60 ft wide by 48 ft high, is yet to be built. It will have a significant impact on the views of residents on the east slope of Dean Park Estates.

Concerned about the loss of enjoyment of their view, and the loss of property values that would result from the construction of a tower this high, and the new roof design that

continued inside...

was used to legalize the height, some residents of Dean Park Estates launched a legal challenge to the manipulation of the bylaw definition of “maximum height” in the method of height calculation used by the Peninsula Recreation Commission to circumvent the North Saanich Bylaw. These concerned residents approached the Dean Park Estates Community Association for financial support to assist in the legal costs which were estimated to be \$14,000. (Actual final cost was \$17,731.68.)

The Executive decided that the construction of the higher tower, and the new roof design that was used to circumvent the intent of the North Saanich Bylaw, could have a negative impact on many of the residents of Dean Park. It could also set a precedent in adjacent areas for buildings to exceed the maximum heights regulated by the North Saanich Zoning Bylaws. In view of the wider implications of this issue, the DPECA Executive approved a \$1,000 grant to support the residents’ legal challenge.

The court case was heard in late August and the judge’s decision was rendered in September. The judge denied the legal challenge and upheld the view that the complicated height calculation formula used by the Peninsula Recreation Commission to determine the **weighted average height** of the new structure was legal.

The Dean Park residents who were involved intend to ask North Saanich council to amend the zoning bylaw to include a specific “maximum ridge height” for this zone in order to prevent the possibility of this method being used to manipulate the maximum building height of future structures.

KELSET SCHOOL TRAFFIC

Kelset School opened for regular classes on September 2nd without any provision for the following three safety issues identified by your Association.

- bicycle lanes on Forest Park Drive;
- the removal of vehicle parking on the north side of Forest Park Drive, adjacent to the school, to prevent children

darting into the street from between parked vehicles and the opening of car doors into traffic; and

- a supplemental parking lot to mitigate the student drop-off and pick-up traffic congestion that occurs on Forest Park Drive adjacent to the school.

In May, North Saanich Council decided to “monitor” the traffic situation, against a list of “performance measures”, for the first year of school operation. For this purpose Council asked residents to monitor the safety issues that they observe and report them to municipal staff. The Association remains concerned with the lack of response to these safety issues.

Please drive very carefully past Kelset School at all times. *Do not be the Dean Park resident who is entangled by this poorly designed traffic plan.*

DUNSMUIR LODGE

Residents of Dean Park Estates were very disappointed to hear that the University of Victoria will be closing Dunsmuir Lodge as of March, 2009. In addition to the Conference Centre, which includes the dining room and lounge, the property consists of 40.5 hectares of wooded land. Over the years many Dean Park residents have enjoyed using the dining facilities and walking the trails in the forests of Dunsmuir Lodge. The future of this property is unknown.

Dean Park residents who are adjacent to the Dunsmuir property, which includes Park Pacific, Langara, Carmanah, and parts of Mayneview Terrace, would be well-advised to keep up to date with proposals for future uses of this property. As residents know from previous experience with the Peninsula Recreation Commission and the Panorama waterslide tower, you cannot assume that development proposals will consider your interests as neighbours. You must keep up to date with what is proposed and voice your concerns immediately. The further along a proposal gets, the harder it is to have your concerns considered.

PROPOSED DEAN PARK BUS ROUTE 79

The implementation of BC Transit’s “Bus Route 79” scheduled for September 2008 has been postponed, possibly until mid-January 2009. BC Transit has been unable to hire enough drivers, and as a result, they have had to postpone all new 2008 services. Bus Route 79 would run hourly 7 AM to 7 PM Monday through Friday with bike racks. The proposed route would be: East Saanich Road, up Forest Park Drive to Dean Park Road and down Barrett Drive to East Saanich Road. For up-to-date information, check out BC Transit website at www.bctransit.com

Bob Gibson 1938 - 2008

Bob Gibson was an ardent supporter of Dean Park Estates and of North Saanich. He loved living here and he worked hard to maintain the character of the community through his work on the DPECA executive from 2003-2005, and in 2007.

Bob will be remembered for his leadership of the residents of Cresswell, Tumbo, and Forest Park Drive in their campaign to have North Saanich require the developer of the Texada subdivision to build a road access from McTavish Road, rather than having access to the subdivision through Dean Park Estates. Bob was also instrumental in trying to have Kelset School sited on the property to minimize traffic problems. When that didn’t happen, Bob worked with the DPECA Traffic Committee to arrange for a traffic consultant to present Council with a report on ways to alleviate safety concerns for the children attending the school.

Our deepest sympathy goes out to Bob’s wife, Hildegard, and to his family.