



DEAN PARK ESTATES COMMUNITY ASSOCIATION

APRIL 2019 NEWSLETTER No. 84

ANNUAL GENERAL MEETING

of the
Dean Park Estates Community Association
will be held on

Tuesday, MAY 7, 2019 at 7:00 PM

GUEST SPEAKER: Gary Carleton
from the **Canadian Red Cross**
Speaking on **Emergency Preparedness**

Saanich Peninsula Presbyterian Church
9296 East Saanich Road
Corner of East Saanich Rd. & Willingdon (Airport) Rd.
*Please bring your completed annual membership form
and the \$25 fee to the meeting.*

PRESIDENT'S REPORT:

The primary purpose of the Dean Park Estates Community Association (DPECA) is to ensure that the Schedule of Restrictions are respected by all owners so that we will continue to enjoy the special life-style that our neighbourhood provides now and in the future.

The past year has been busy for your Executive. We have dealt with requests for approvals for external changes to many properties and breaches of the Schedule of Restrictions mainly concerning views being obscured by tree growth and parking of recreational vehicles.

PRESIDENT'S REPORT (continued from page 1)

The most challenging event for your Executive has been the unauthorized construction of a building contrary to Clause 1 of the Schedule of Restrictions. This issue was thoroughly discussed at the Annual General Meeting in April 2018 and the legal action taken against the owner by the Association in concert with five property owners has concluded. DPECA Executive and residents were disappointed by the decision of the court in this matter.

However, the court decision on the unauthorized building did NOT negate the Schedule of Restrictions but instead suggested that Design Review Guidelines need to be more specific.

North Saanich Council decisions on secondary suites in the district also do NOT impact the validity of the Schedule of Restrictions - which remain valid on this matter.

It continues to be the responsibility of Dean Park Estates residents to enforce breaches of the Schedule of Restrictions before the courts, with DPECA Executive providing opinion as to breaches of the Schedule of Restrictions. A key role of the DPECA Executive is to continue working with residents to settle disputes when complaints are made to DPECA for potential breaches of the Schedule of Restrictions.

There have been significant changes in the composition of the DPECA Executive during 2017 and 2018. We are actively seeking nominations for additional community members who are interested in serving on the Executive.

All 782 property owners in our subdivision may be members of the Association by virtue of the Schedule of Restrictions that is registered on each property title. Those members who pay the annual membership fee of \$25 are members in good standing and are entitled to vote on policies at the AGM and serve on the Executive.

For more information on the DPECA Schedule of Restrictions and/or Design Review Guidelines, visit our website at <https://www.dpeca.ca>

Correspondence to the DPECA Executive should be sent via the DPECA website Contact Us form. <https://www.dpeca.ca>

A SHARED RESPONSIBILITY: UPDATES ON WILDFIRE PREVENTION IN NORTH SAANICH:

The following is an update from the North Saanich Wildfire Prevention Committee.

Context:

British Columbians experienced unprecedented effects from the 2017 and 2018 wildfire seasons - deemed among the worst in the province's history. As stated in 2017 Megafires in BC – Urgent need to adapt and improve resilience to wildfire.

“the extreme wildfire season of 2017 is not an isolated event. It represents the new normal and is part of a global trend of increasing megafires with tremendous social, ecological and economic costs” (p.1).

Furthermore, in the April 2017 report Climate projections for the Capital Region, references were made to the following notable points:

“As our climate warms, our region can expect the number of summer days above 25°C to triple, from an average of 12 to 36 days per year. The 1-in-20 year hottest day's temperature is projected to increase from 32°C to 36°C by the 2050s....Projections indicate the fall season will see the greatest increase in precipitation....Despite the projected increased intensity of wet events, the amount of rain in summer is expected to decrease by about 20%, while the duration of dry spells will lengthen by about 20%” (p. II).

Reviews such as Addressing the new normal: 21st century disaster management in British Columbia (prepared by Co-Chairs George Abbott and Chief Maureen Chapman) highlighted themes and related areas that need to be considered:

- FireSmart principles need to be further integrated with wildfire prevention programming and fund tangible FireSmart activities;
- Communities feel limitations to progress which include a lack of funding at community and provincial levels as well as staff workloads;
- Program requirements and roles of relevant organizations often create confusion for local communities;
- Funding application processes are lengthy due to technical and administrative components; and
- A more coordinated, portfolio approach to wildfire risk reduction must be taken.

WILDFIRE PREVENTION: (continued from page 3)

Partnerships and Collaborations:

From 2017 to present, representatives from the Dean Park Estates Community Association (DPECA), North Saanich Residents' Association (NSRA), and the Property Responsibility on the Waterfront (PROW) continue to collaborate on wildfire prevention and risk reduction in the District of North Saanich.

With a focus on education, outreach and advocacy, the North Saanich Wildfire Prevention Committee is endeavouring to bring attention to the issue of wildfire prevention and risk reduction in the municipality. Our volunteerism to date as a group of North Saanich residents (working in collaboration with North Saanich Fire Chief John Trelford and the North Saanich Fire Department) resulted in a number of tangible actions for the municipality which included, but were not limited to, the following:

- ✓ Advocacy by the North Saanich Wildfire Prevention Committee in 2017-2018 for the submission of a FireSmart Planning and Activities grant. This grant was awarded to North Saanich in 2018 by the Union of BC Municipalities Strategic Wildfire Prevention Initiative Program (UBCM SWPI). This resulted in a collaboration with Fire Chief Trelford and our Committee leading to 25+ complimentary FireSmart property assessments being conducted in North Saanich via a coordinated grassroots level Expression of Interest process;
- ✓ Delivery by the North Saanich Fire Department of FireSmart resource kits to local commercial areas/businesses, wildland urban interface residential areas deemed "high to extreme" risk, Pauquachin First Nation, and Tseycum First Nation;
- ✓ "No smoking" signs posted throughout North Saanich by a North Saanich Wildfire Prevention Committee representative and members of the North Saanich Fire Department - particularly in and around municipal parks, trails, and surrounding areas;
- ✓ Via Canada Post, a "Call for Action on Wildfire Prevention" communique was prepared by the North Saanich Wildfire Prevention Committee and circulated to all residential properties in 2018 which contained pertinent information about wildfire issues, actions, and strategies to voluntarily consider with regards to wildfire prevention and risk reduction in North Saanich. Funds from the North Saanich FireSmart grant assisted with the District-wide circulation of this public awareness communique; and

WILDFIRE PREVENTION: (continued from page 4)

- ✓ Advancement of intergovernmental relations at the provincial and federal levels of government. A Wildfire Prevention Town Hall Meeting was held on August 15, 2018- co-hosted by Saanich-Gulf Islands MP Elizabeth May and Saanich North and the Islands MLA Adam Olsen. Approximately 150 people attended the Town Hall Meeting which featured speakers who discussed lessons learned and wise practices related to climate change adaptation, emergency planning, and wildfires.

Looking ahead: Where do we go from here?

In recognition of the effects of climate change and the record-breaking wildfires occurring in BC, western Canada and the United States, the North Saanich Wildfire Prevention Committee is cognizant of the need to sustain and operationalize wildfire prevention and risk reduction in long-term planning for the District of North Saanich. Having said that, in cooperation with Fire Chief Trelford, the North Saanich Wildfire Prevention Committee is planning to work with the new North Saanich Chief Administrative Officer, North Saanich Mayor and Council, and senior management staff in advancing the following future wildfire prevention activities in North Saanich:

- Support further grant funding opportunities (e.g., new Community Resiliency Investment Program) to facilitate **FireSmart planning, public awareness and education activities in North Saanich**. The North Saanich Wildfire Prevention Committee is supportive of the District of North Saanich holding local area information sessions to inform residents on what they can do to “fire prevent” their properties;
- Advocate for the **urgent need to update the North Saanich Community Wildfire Protection Plan (CWPP)**. An updated CWPP improves community safety and reduces risks of property damage and provides opportunities for access to external grants to advance operational activities (e.g., vegetation management) which is an important next step for wildfire prevention in communities – providing “on the ground” work in addition to public awareness and education;
- Advocate for **funding opportunities to support the District of North Saanich in vegetation management and related FireSmart strategies to reduce fuel load risks in and around our municipal parks, roads and trails**;

WILDFIRE PREVENTION: (continued from page 5)

- The District of North Saanich’s **Green Waste Drop Off Program** is another tangible way to support vegetation management and the reduction of fuel loads in and around properties in North Saanich. To date, through discussions with the North Saanich Wildfire Prevention Committee, there have been requests from local area residents and feedback at the August 2018 Wildfire Prevention Town Hall Meeting to extend hours of operation at Green Waste Drop Off Program facility and to reduce or eliminate the Green Waste Drop Off fees;
- The **continuation of intergovernmental relations**. It takes a coordinated approach across all levels of government working alongside local communities in effectively planning and implementing wildfire prevention and risk reduction (including emergency planning and evacuation). As such, the North Saanich Wildfire Prevention Committee has benefited to date in establishing positive working relationships with the District of North Saanich (North Saanich Mayor and Council, and Fire Chief John Trelford), MLA Adam Olsen and his staff, and MP Elizabeth May and her staff.

REFERENCES CITED IN THIS ARTICLE:

¹ Source: Daniels, L.D, Gray, R.W, & Burton, P.J. (2017). *2017 Megafires in BC - Urgent need to adapt and improve resilience to wildfire*. Vancouver, BC: University of British Columbia.

² Source: Capital Regional District (2017). *Climate projections for the Capital Region*. Victoria, BC: Author.

For more information about wildfire prevention and risk reduction effective practices and related resources, visit the DPECA website at <https://www.dpeca.ca>.

OUR NEW NEIGHBOUR

As Dean Park residents may remember, the historic Dunsmuir Lodge is re-opening as Homewood Ravensview - a private mental health treatment facility. Extensive renovations have been completed and the opening will be held on May 22, 2019. Here is a link to their website for further information - <https://ravensview.com/> Also: <https://www.peninsulanewsreview.com/news/mental-health-and-addiction-facility-prepares-to-open-on-old-dunsmuir-lodge-site/>

DEAN PARK ANNUAL GARAGE SALE

Due to liability concerns, DPECA is not sponsoring the Garage Sale this year. However, residents who wish to hold personal garage sales on Saturday, April 27, 2019 from 8 am to 2 pm are welcome to do so.

RCMP has been alerted. They request that all those participating or attending should abide by the following: **Respectful Rules of the Road.**

- No parking in front of Fire Hydrants or Stop Signs.
- Don't block driveways.
- Don't park in the wrong direction or on the wrong side of the road.
- Drive slower than normal.
- Watch for children and pets crossing the road.

DEAN PARK ESTATES REAL ESTATE REPORT:

From Jan. 1 to Dec. 31, 2018, 29 homes were sold in Dean Park Estates. Selling prices ranged from \$745,000 to \$1,950,000. Three of the properties sold for the asking price and three sold above the asking price.

From Jan. 1 to Feb. 28, 2019, there was one sale and two pending sales in Dean Park Estates. Selling prices ranged from \$759,000 to \$965,000. As of February 28, 2019 there were five properties listed for sale in Dean Park Estates. The list prices of these properties ranged from \$1,049,000 to \$1,999,000. Although the last three months has seen some upward price pressure, levels are still 3% below that of a year ago in Dean Park.

Spring is already seeing more homes coming on the market. Homes that are well presented and priced, should move quickly in keeping with the overall Victoria property market.

Only properties that were listed for sale through the Victoria Real Estate Board MLS system that are located in the area of Dean Park Estates are included in these statistics. This Real Estate Report was provided by Alan Wiggins, Sutton Group West Coast Realty, 250-507-2759. Alan has been a resident of Dean Park Estates for 16 years and served on the DPECA Executive for three years. He is familiar with Dean Park Estates and with the Schedule of Restrictions.

DPECA EXECUTIVE

ROLE:	NAME:
President	Peter Jones
Secretary	Cheryl Jones
Treasurer & Membership	Marsha Conley
Covenant Committee	Paul Mitchell
Design Review Committee	Peter Jones Len Tyrell
Municipal Liaison	
Website	Marsha Conley
Directors-at-Large	Len Tyrell

SEEKING NOMINATIONS for DPECA Executive:

The Association's primary purpose pursuant to its governing documents is to ensure that the clauses contained in the Schedule of Restrictions are maintained and are complied with. As part of its mandate, the DPECA Board endeavours:

1. to represent Dean Park Estates interests in decisions before the District of North Saanich Council and the Capital Regional District Board;
2. to assist homeowners to ensure that the building scheme (restrictive covenants) applicable to Dean Park Estates are maintained; and
3. to foster the recreational and educational needs of the subdivision.

We are currently seeking nominations for community-minded Dean Park Estates residents who are DPECA members in good standing and who are willing to volunteer their skills and expertise in one or more positions as a member of the DPECA Executive. A description of the duties of each executive position can be found on the DPECA website.

<https://www.dpeca.ca>

