



November 2024
Newsletter No. 91

President's Message



It will be five year's this Christmas that I have been a Dean Park resident. Every day, as I am walking my dog Mali (Welsh for Molly) through the neighbourhood, I feel so thankful that I live here where I can hear the owls hooting, see the sunrise, chat with others out walking, hear nothing sometimes, and feel safe.

You will read in the following pages of this newsletter about another family's feeling about living in Dean Park. You will also read about important upcoming Dean Park events and some useful homeowner information.

Last year, a special meeting was held to decide whether DPECA should fold or continue. I went to the meeting with the intent to vote in favour of folding, but listening to the conversations at the meeting changed my mind and I realized the Association plays an important part in keeping this community safe, beautiful and influential in land use decision making that impacts us all.

I encourage all residents of Dean Park to become engaged with the Association and get to know their neighbours so we can keep this exceptional corner of North Saanich a place where families can grow, friendships be built, and a healthy lifestyle enjoyed.

Jane Evans

Mayor's Message

As a resident of Dean Park Estates since 1995, I fully appreciate the residents and beauty of living in North Saanich. One reason I ran for Mayor was that Dean Park, to my knowledge, has had only one councilor since the subdivision began in 1975. The current council now has two DPE residents (Irene McConkey and myself) representing all North Saanich residents.



Many residents wonder about the impact on our community of the province's housing initiatives. For Dean Park, there will likely be little change as the restrictive covenants remain in place and infrastructure issues in North Saanich will severely limit higher densification. These infrastructure plans will form an integral part of the new Official Community Plan, and we intend to have a draft to North Saanich Council and residents soon.

As we approach the holiday season, I appreciate all the decorations that now adorn so many residences in our community.

Peter Jones, Mayor

What is DPECA?

Dean Park Estates Community Association was created by the developers of Dean Park to safeguard the aesthetic beauty of Dean Park's naturalistic setting and to provide advice, guidance, and assistance to residents on covenant-related matters. Members of the Executive of the Association are volunteer residents who give their personal time to uphold these obligations on behalf of all residents in the Dean Park Community. www.dpeca.ca.

DPECA Continues to Work for Wildfire Prevention

Our community has been lucky and has escaped another wildfire season without serious incidents, despite a difficult year for wildfires in BC and elsewhere.



We were very concerned again this year when BC Parks was unable to complete their agreed upon “fuel reduction” activities in John Dean Provincial Park/ĹÁU,WELNEW (which borders DPE). This meant that piles of debris created and intended to be burnt-off were allowed to remain on the forest floor in the park over the peak fire season as in 2022/23.

Now, we have good news to report. This year (after our extensive investigations and communication with BC Parks and all levels of BC Government in 2023 and 2024), BC Parks has agreed to start the fuel reduction process earlier this year. In fact, residents bordering the JD Park were notified that fuel reduction activities would begin in October and continue through December 2024. We hope that this means that the process will be able to be fully completed this year.

We will continue to stress to BC Parks that there are still trees in the park that pose a direct hazard in a windstorm or fire to nearby homes. For a more detailed discussion of wildfire risk and DPECA efforts to prevent wildfires in the area, visit our website - [news](#). There is also information on how you can FireSmart your own property on that link.

Our New Residents' Story

When Gerald and Michelle were house hunting in Greater Victoria, they'd seen 29 homes in two days. Gerald had heard about the Victoria area from a colleague at Toronto's TD Bank and it sounded like a wonderful place to live and to raise a family. So onward they came. But, nothing "spoke" to them, especially the homes their agent had shown them on the West Shore. Too similar to what they'd left behind. But, as they drove past the giant cedars welcoming them along Dean Park Road, they made two turns. The last one was a right and there--nestled among the Douglas Fir and red cedars--they saw just what they wanted, the house at the end of Minstrel Place.



And from their back yard, they found two trails in Dean Park, leading them to Pickles' Bluff and the spectacular views over the Saanich Peninsula. It was all good. The whole family loves shopping in Sidney since it's got everything they need. And again, a contrast to the shopping malls they left behind.

"My god, it's like the promised land!" says Michelle. Compared with their last home, their three girls can safely play on the cul de sac, no worries about traffic. Kiera (9), Mickayla (7) and Scarlett (5) have made friends easily. So has Forest, their two-year-old Golden Retriever, who gives their place two paws up. And the neighbours? "We take care of one another," says Gerald.

Dean Park Partner Program

The Executive of Dean Park is pleased to announce the start of the **Dean Park Partner Program**. This program offers residents discounts with local community businesses. We are in the early stages of developing partnerships but are pleased to offer **paid members** of the Association discounts at the two businesses listed below.

DPECA could use the assistance of volunteers to help grow and maintain this program. If you would like to contribute to the pulse and health of the Dean Park community but are not able to commit a lot of time, this would be a manageable way to become engaged. Ask us how at www.dpeca.ca/contact-us.

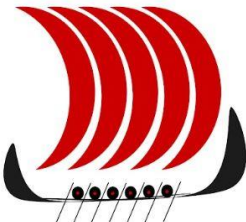
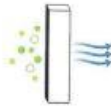


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In the Know: Winter Gardening Tips



Peninsula Gardening Club has offered some useful tips for your garden as we head into winter.

- Cover your compost pile to prevent evaporation and leaching of vital nutrients that are essential for decomposition.
- Before adding leaf mulch you can greatly enhance the vitality of your plants by incorporating a layer of organic compost to beds and borders.
- Mulch protects plant's feeder roots in the top layer of soil from freezing and helps them survive the winter. Healthier roots create healthier plants in the spring. It also can protect your soil from erosion.
- Before storing tools for the winter clean off any dirt and debris to prevent rust. Sharpen and lubricate blades of secateurs and shearers.

Check out our website at peninsulagardenclub.ca to find out how you can join this club and learn about gardening on the peninsula.

Dean Park Estates Realty Stats

As of November 1, 2024, 23 homes sold in Dean Park Estates this year. Sale prices range from \$985,000 to \$1,549,000. The average selling price is \$1,395,000. Average days on market is 36. Most homes have sold slightly above 2024 BC Assessment values at 105% above assessed value.

Real Estate Information provided by:

Lisa Dighton, RE/MAX Camosun

Telephone: 250.744.3301 or 250.656.0608

Email: lisa@lisadighton.ca

Your Dean Park

Mark your calendars and plan to participate!

NOTICE OF DPECA AGM

*Tuesday, January 21, 2025 at 6:30 pm
Doors open and registration begins at 6:00 pm
Church of Jesus Christ of Latter-Day Saints
2210 Eastleigh Way, Sidney*

We hope you'll join us to begin a conversation about concerns residents have raised with DPECA. Here are some perennial examples: campers/boats/trailers parked in driveways and on lots in full view of their neighbours' living room windows; trees/hedges blocking views; lots that pose fire hazards, and so on.

Annual Dean Park Garage Sale

This annual event, which has been a high point for residents of the entire Peninsula for over 30 years will be taking place on *Saturday, April 26, 2025.*

DPECA Working for You

You'll have seen the earlier story on page three about the ongoing efforts of DPECA to address fire hazards in John Dean Park. That's one example where your Association is your voice for additional community concerns. Monitoring the traffic safety changes around Kelset School to ensure residents' voices are being heard is another.

DPECA CAN ONLY CONTINUE TO BE THE VOICE OF CHANGE WHEN RESIDENTS PAY THEIR MEMBERSHIP DUES (only \$25 per year...less than two eggs benny at the popular local "roosting" spot) **AND ENGAGE WITH DPECA.** You enjoy the benefits of living here, please work with us!