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WEST SHORE VOICE

Editorial

TOP NEWS to watch

in 2019

A VIEW TO THE YEAR AHEAD

~ by Mary P Brooke, Editor

West Shore Voice News

Top news to watch in 2019: local, regional, national, global

Zero deductible for pharmaceuticals in BC, launched Jan 1

Hockey is “a different game” on a smaller rink, says IIHF

Greater Victoria real estate market: a view to 2019

Crane operator rescued by Langford/Colwood team work

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HAPPY NEW YEAR!

2019

Rainstorm impacts water levels



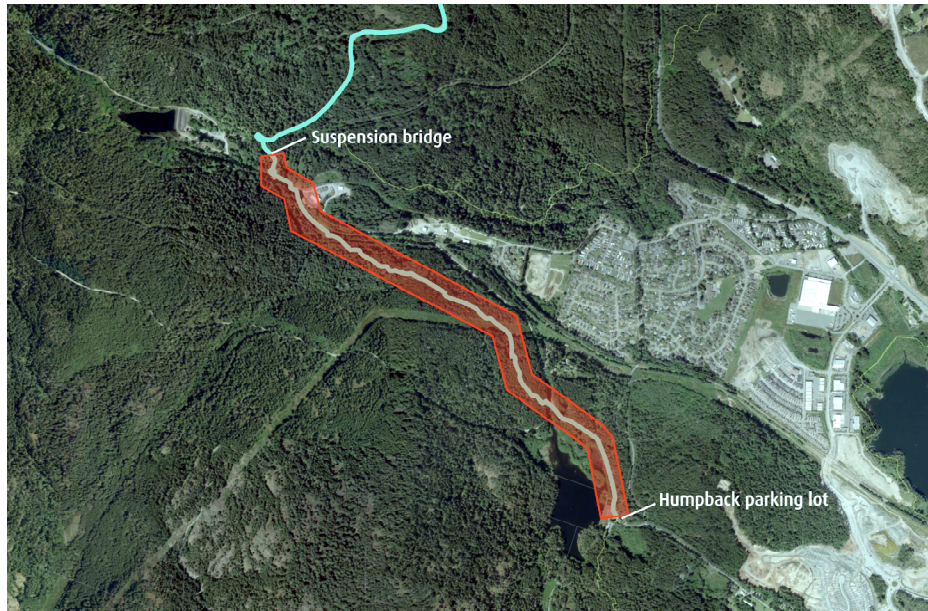
The day after January 3 heavy rainstorm: large volumes of rain-water accommodated by culverts along Langford Parkway.

by Mary P Brooke ~ West Shore Voice News

● **Thursday brought a lot of rain.** Langford saw 90.68 mm of rainfall that day January 3, with Victoria seeing 48.2 mm accumulation. This caused plenty of runoff and flooding in communities around the region, but also was an opportunity for anyone with rainbarrel systems to fill up for the spring season.

Ground levels became saturated and there was a lot of runoff. Infrastructure of various types seemed to be handling the impact. Water levels heading into culverts around Langford were high but managed, while for safety the southern section of the Sooke Hills Trail was closed by CRD on January 4 due to a mudslide.

Heavy rain caused combined stormwater and wastewater overflows along various shorelines in Greater Victoria beginning the evening of January 3 affecting areas of Saanich, Cordova Bay, Oak Bay, Esquimalt, Clover Point and Ross Bay. As a result of these discharges, the Capital Regional District advised residents to avoid entering the waters along the affected shorelines, as the wastewater may pose a health risk. Appropriate signage was put in place. **WSV**



Rainwater watershed levels on January 4 led to CRD closing the southern section of the Sooke Hills Trail due to a mudslide after the heavy rainstorm.

Nanaimo By-Election called for January 30

by Mary P Brooke ~ West Shore Voice News

● **On January 2,** Premier John Horgan called the by-election for the Nanaimo electoral district for Wednesday January 30, 2019. The campaign period is 28 days. The seat became vacant when Leonard Krog resigned as MLA on November 30, 2018.

Candidates running for the Nanaimo seat presently are Tony Harris (BC Liberal), Sheila Malcolmson (BC NDP), Michelle Ney (BC Green), and Bill Walker (BC Libertarian).

Malcolmson is currently the federal Member of Parliament for Nanaimo-Ladysmith, serving a first term in that role. Ney is a retired teacher and her father a former mayor of the city. Harris is a sixth-generation Nanaimo

resident; the businessman is son of the late Tom Harris. The fate of Horgan’s NDP minority government may hang in the balance with the by-election. If the NDP loses the seat: the legislature would be tied at 43 votes if Liberals win; a Green win would be safer for NDP-Green minority stability.

Advance voting for Nanaimo residents will be available over six days from Tuesday, January 22 to Sunday, January 27. **WSV**

● **CLIMATE CHANGE** - All things environment, climate and weather will be top news stories or infiltrate other news (e.g. economy, emergency event resilience, politics). Without a livable planet, what else is there? People will learn to discern what must be done at a policy level (global, federal, provincial and local), compared to what is expected of industry and business, as well as how much impact we can make in our own individual choices. Should there be a push on developing nations to better manage their output? Will you do less air travel, switch to an electric vehicle, and recycle/re-use more? What will be your position on how Canada ‘puts a price on carbon’?

● **FEDERAL ELECTION** - Voters will be more discerning as the October 2019 election approaches. More is at stake in these complex socioeconomic times. Candidates will be watched for their positions on basic lifestyle affordability, economic opportunities, dealing with the impacts of climate change (including extreme weather events), and digital security will be watched closely.

● **HOUSING MARKET** - The divide between property owners and renters will become even greater, especially in ‘investment markets’ like Victoria and Vancouver. Affordable housing provides a safety net for low-income earners and also an investment vehicle for property owners.

● **BC LEGISLATURE** - The balance of power undergoes a strong test with the Nanaimo by-election this month [a NDP win will maintain current seat distribution in the Horgan NDP minority government; a Green win would maintain the minority government within the 2017 Confidence & Supply Agreement, but amp-up the Green sway in policy direction; a BC Liberal win would upset the apple cart and (relying on the speaker to break all tie votes in the legislature) jeopardizes the strength and consistency of NDP delivery on their various affordability policies and could lead to the government falling before the next provincial election calendar-date of October 2021.

● **MUNICIPAL LEADERSHIP in LANGFORD** - As one of the leading communities on Vancouver Island, the City of Langford will continue to roll out initiatives for housing, roads, commuter transportation options, and recreation (including sports, bike lanes and trails, concerts, and the arts). More municipalities will learn how to speed things along the ‘Langford way’ when it comes to enabling community-appropriate zoning and permits for development.

● **EMERGENCY PREPAREDNESS IN THE SPOTLIGHT** - As more extreme weather events occur (outages, flooding, smoky skies) it will become evident as to who is prepared (individuals, businesses, communities and governments) and where preparation improvements are needed. A 7-day supply of food and water, as well as for critical needs like medicines is recommended. Alternative electrical supply in the form of battery backups and chargers surged front-of-mind in the December 2018 power outage that for some islanders lasted a week.

● **PUBLIC HEALTH POLICY & DAILY CHOICES** - The need to address the ongoing opioid and addiction crisis seems well in place; how much success in reducing deaths and chronic addiction will occur in 2019? Fair Pharmacare in BC (zero deductible for low income people) came into effect January 1, 2019; fewer families will need to choose between paying for prescribed pharmaceuticals and other health essentials. The Canada Food Guide is about to be revised again, dropping Dairy as its own food group; if anyone pays attention to this it could have implications for the dairy industry as well as individual health.

● **MUNICIPALITIES WITH MORE GUSTO** - It’s up to municipalities to ultimately enable housing and community infrastructure through zoning and permitting. In 2019, watch Langford continue zooming ahead with how they fast-track development. Colwood under their new mayor and council aims to attract more growth and development. Sooke is seeing a housing boom but may have to rebalance its profile as a remote place with benefits, as local services and infrastructure still lag behind. View Royal can take pride in their range of secondary-suite options already in place.

● **TECHNOLOGY & TRADE** - Canadians may find themselves making tradeoffs in communications convenience vs digital privacy by making selective wireless choices (network, hardware, software, apps, and permissions given when using websites and social media).

● **JOURNALISM SHIFT** - As many large digital newspapers in Canada look at the non-profit and charitable status option as proposed by the federal government, Canadians may ponder the impact not just upon democracy by the softening of that essential arms-length relationship between media and government, but on their readership access to a range of authentic and reliable news sources. **WSV**



Zero Emissions Vehicle at the electric charging station in the rainy parking lot at Colwood City Hall, January 2.

Mary P Brooke ~ West Shore Voice News

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B.Sc., Cert PR
Editor & Publisher

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Fair Pharmacare now
launched in BC

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On January 4, BC Health Minister Adrian Dix excitedly announced the new Fair Pharmacare program. As of January 1, 2019 low-income British Columbians now benefit by a zero-deductible on all government-listed pharmaceutical purchases.

This is intended to assist with the affordability of pharmaceuticals as prescribed for illnesses and chronic conditions. Previously, a household with a net annual income of \$15,000 and \$30,000 would pay between \$300 and \$600 in deductibles before Fair PharmaCare before coverage assistance kicked in.

Already in the BC Budget, this \$105 million shot in the arm is intended to help eliminate the tendency for income-strapped people to forgo appropriate medicines when they are faced with choices for that versus other life essentials like groceries, hydro or rent. WSV

It's a different game on a smaller rink

by Mary P Brooke ~ West Shore Voice News

The goal is to play on an NHL-sized surface at the 2022 Beijing Olympics and other future events, said IIHF president René Fasel in a post-game interview in Vancouver after the World Juniors on Saturday January 5.

That would see Olympic rinks be 26 metres wide (x 60 meters long), instead of 30 meters wide.

The IIHF president liked seeing the World Juniors played on the smaller ice in Vancouver this season. "It's a different game – the skills, the speed." "Our game is really good, safe. It was never as good as now. I think the small ice is good," he told media.

Fasel gave the example that the arena used for the Florida hockey team was "brought in by four meters" to make it smaller, which has been a success for the venue and team. "Extending is harder, easier to (go smaller)."

"For the Beijing Olympics in 2022 — if ice hockey is there — we will play on small ice," said the IIHF president. He said that Finland in 2022 will play award championships on small ice. Also, that 120 players from NHL and award championships have already played on small ice "so it's not a big change for them".

Fasel said that in Europe the game is normally played on bigger ice. He feels that a smaller rink will attract more interest for fans to watch World Juniors and Women's hockey. "At the end we play for the fans," he said, implying that a

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"For me, the news story/maker of the year is the climate. From the dire warnings from the IPCC, to fires/floods/drought in BC and elsewhere, we are (hopefully) finally getting that we can't just sit back and do nothing. Serious climate action? We can't afford not to."

~ Judith Cullington, Colwood

"The new salmon hatchery in the Juan de Fuca is the news story / news maker of the year. Despite various levels of governments not effectively acting to deal with the salmon issue in BC — Mike Hicks took the lead to create something that will insure sustainable recreational and commercial fishing in the area for years to come. Mike stepped-up, found a solution to a big problem that affected the local economy in many ways, brought people together and then acted. That's what an elected representative should do." ~ a resident of the Juan de Fuca area (name withheld by request)

published in 2018. At \$35 per copy the anthology collaboration of 33 artists and authors explores how art influences poetry and writing and how authors inspire art. Book sale proceeds will go towards a scholarship for a Edward Milne Community School grad. WSV

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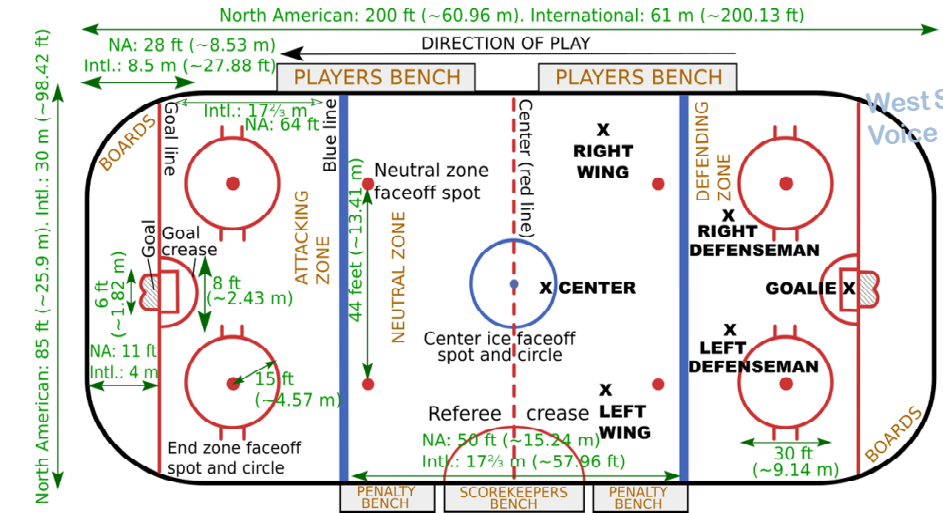
New RRU president

January 1,
Dr. Philip Steenkamp



RRU

took over the helm as Royal Roads University's fourth president and vice-chancellor. He is a former Simon Fraser University external relations VP and former President/CEO of the 2010 Olympic and Paralympic Winter Games Secretariat.



Larger view of the ice rink dimensions (and article):

<https://westshorevoicenews.com/smaller-ice-rink-size-eyed-for-2022-beijing-olympics/>

faster more skill-oriented game made possible on a smaller rink is more exciting for fans. "It's a different game."

Most North American rinks follow the National Hockey League (NHL) specifications of 200 by 85 feet (61 m x 26 m) with a corner radius of 28 feet (8.5 m). Each goal line is 11 feet (3.4 m) from the end boards. The 2019 World Junior Ice Hockey Championships Tournament was played Dec 26, 2018 through Jan 5, 2019 in Vancouver (Group A, Quarter-Finals, Semi-Finals, and Finals) and in Victoria (Group B, and Quarter-Finals).

The World Juniors tournament will be back in Canada for 2021 to be played in Edmonton and Red Deer. WSV

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<https://westshorevoicenews.com/new-president-at-royal-roads-university-in-january-2019/> WSV



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Greater Victoria real estate market:

- Lower prices in 2018 but higher property values
- Fundamental shifts emerging in 2019

Analysis by Mary P Brooke,
editor, **West Shore Voice News**

As first released directly to
subscribers January 2, 2019



New homes for sale in the steadily growing Westhills area of Langford [file photo: August 2018].

For starters, let's take a close-up look at the west shore, particularly the fast-growing areas of Langford, Colwood and Sooke.

- There was strength in the December housing market in the west shore, with prices higher than in November. That's a good sign for a continued strong market in the region, even though housing prices softened overall and balanced out a bit from mid-year to year-end.
- Sale Price Averages: Langford in December 2018 saw an average single detached home sale price of \$759,729 (compared to \$686,964 in November), Colwood saw \$798,740 (compared to \$734,075 in November), and Sooke maintained strength as well with \$539,750 in December (compared to \$524,841 in November).

Inventory. The number of properties listed for sale -- as reported by the Victoria Real Estate Board (VREB) for the overall Greater Victoria market -- was relatively low in December 2018, ending the month with 1,988 properties for sale, but shows an upward trend compared to the past two years. In fact, inventory was 43.6% higher at 2018 year-end compared to 2017.

- December 2017 was rock bottom for inventory. There were just 1,384 active listings for sale on the Victoria Real Estate Board (VREB) MLS at the end of December 2017 (the lowest inventory for the area since the statistic was tracked in 1996).

- Steady decline 2012-2016. Product inventory (the number of M.L.S. listings) tumbled from 2012 through 2016: 1,493 seen at the end of December 2016, which had fallen from 2,517 at December 2015, 3,927 at October 2014 (November and December 2014 tallies were unpublished), 3,554 at December 2013, and 3,870 at December 2012.

Pricing. Overall in Greater Victoria in December 2018, the raw average sale price of all properties at \$901,387 was not a shy result for the year.

- The HPI blended average (i.e. a figure that adjusts for what VREB determines as impactful market variables such as transportation, schools and recreation) was lower than the raw sales average -- at \$858,600 (and that itself having fallen from \$865,200 in November 2018).
- One year ago, at 2017 year end, the overall region's single detached home HPI was even lower at \$832,000.
- This upward trend of market pricing compared to a declining trend in the data-adjusted HPI indicates that 2018 brought strong property value increases to homes in the Greater Victoria area (which bears out in the BC Assessment figures that were released today, see further down).
- The HPI being significantly lower than the actual sales average at December 2018 shows that the market pricing of single family home prices are likely to continue softening in 2019. However, have no fear! Detailed real estate analysis by university professors (including in reports to the Union of BC Municipalities) and in the opinion of various economists and Realtors shows that values will likely never crash in Greater Victoria, due to the climate/lifestyle desirability of the south island region).

Condos. The scenario is a bit different for condos, no softening there. Condos in overall Greater Victoria showed an HPI benchmark of \$502,400 at 2018 year-end (significantly up from \$464,300 in December 2017).

- The December 2018 benchmark at \$502,400 is notably higher than the actual sales average of condos at \$472,612 in Greater Victoria at year end.
- This shows that VREB feels (as reflected in their HPI data analysis) that there will be an upward trajectory for condo values in 2019.
- At 2018 year end in the west shore, these were the averages of actual sales: Langford \$360,799 (13 sales); Colwood \$381,250 (2 sales); and Sooke \$290,000 (2 sales).

Regulation. VREB outgoing president Kyle Kerr all year long in 2018 articulated that changes in nation-wide industry regulation (mortgage rules) and provincial taxation have been impacting homebuyer purchasing power. However, now VREB's commentary is taking a bit of direct heat off the provincial government and their speculation tax and spreading it around, saying how lower home prices are actually helping to stabilize the market. VREB is now colouring the painful 20% increase in mortgage qualification (which hurts entry levels buyers and sellers) as a positive thing; now only qualified buyers are in the marketplace.

Affordable Housing. Today VREB past-president Kerr said in a news release about the 2018 regional real estate market journey: "All levels of government turned their focus to try to make housing more affordable and attainable across the property spectrum. The federal government's change to mortgage lending qualification rules this year meant many consumers lost 20 percent of their purchasing power, which contributed to slowing down the pace of the market. On a municipal level, we saw many councils activating how they can influence affordable housing by leveraging current land assets, acquiring new land and creating partnerships to bring new affordable units to market -- and that's a very exciting thing for our market in the long term. The provincial government has also promised huge investments into new affordable developments. These developments are important to the long-term growth of our community, because the only way to make more affordable housing in our area is to build it."

That last phrase bears repeating: "... the only way to make more affordable housing in our area is to build it." In other words, existing homes and properties in the regular marketplace are unaffordable to anyone with income challenges which includes Z-gen young adults (in their 20s), seniors, and many in the economy who survive or make-do on vicarious incomes (including small businesses and the self-employed).

Investment. Overall, the market-housing as an investment does look stable heading now into 2019. Quieter is better, says Kerr who it turns out presided over one of the more complex years in the south island real estate market: "The market in 2019 will continue to be quieter than in previous years, as buyers and sellers adjust to new market conditions and government policies."

Good news for those who seek home ownership and to make value gains on properties they currently own, says Kerr: "Inventory is still quite low when you look at a longer range, which will continue to put pressure on pricing." In other words, with less product the prices are likely to stabilize and go higher, so that properties hold their value.

Economy & Market Tone. Slower economic growth is on the horizon. While Kerr says "our overall economy is predicted to slow slightly, and that will likely mean a slower increase in interest rates but also slower growth", many observers of the economy are definitely predicting an impactful recession in 2019. However, no recession for decades to come will likely compare to the Great Recession of 2008 that -- for some municipalities, businesses and overly indebted individuals -- took recovery into even 2016/2017, depending on how one was impacted.

Bidding wars of recent years in Victoria-area real estate are history now, as well as those forced quick moves out of likely-to-sell-fast homes. "The good news is that savvy buyers will have more time to find their new homes," says Kerr, "and that sellers will be under less pressure if they are planning to move within our market."

Property Values. Meanwhile, BC Assessment Authority released their 2019 assessments today (see details: <https://info.bccassessment.ca/property-information-trends/property-assessment-of-bc/vancouver-island-region>). Property values have increased pretty much across the board in Greater Victoria, this being a desirable lifestyle locale. Softer housing prices are an opportunity for those with suitable resource to pick up a few extra properties, which under conditions of the new speculation tax will ultimately produce more rental options in the region. For example, whereas property values increased in Langford in 2018, there were several homes for sale in good-value neighbourhoods in the latter part of the year. These are homes that can in turn be rented out, or be purchased as 'mortgage helpers' if they contain a secondary suite.

Property values are assessed in BC as of July 1 each year. From July 1 2017 to July 1, 2018 in the property-active west shore there were significant increases. In Langford, property values went up 9% (from \$562,000 to \$612,000), in Colwood values increased 10% (from \$578,000 to \$637,000), and in Sooke there was also a 10% increase (\$452,000 to \$501,000). Similar rates of increase were seen in the Esquimalt (9%) and View Royal (9%), while the larger District of Saanich with older neighbourhoods and more traditional housing types saw not quite the same pace (4% for the SD61 area and 6% for properties in SD63).

Summary, and the view forward.

- Property values.** While property inventory is currently somewhat low, market housing prices will remain stable and properties will continue to increase in value in 2019, particularly condos. The urbanized west shore area (Langford) and semi-urbanized west shore (Colwood and Sooke) continues to show the most robust sales activity based on relatively affordable market pricing, although Esquimalt and View Royal are keeping pace with property value increases.

- Affordability.** Truly affordable housing for the income-challenged market will "have to be built", a responsibility resting primarily on the shoulders of the provincial government but one that they have embraced and have planned for and is supported in the provincial budget. For property investors that means the opportunity to own more rental units (often combined with commercial lease space in mixed-use developments) which is happy news for that key economic sector.

- Own vs Rent.** In the broader scope of things, due to the enduring strength of the housing market and the ever-increasing rental rates in the Greater Victoria region, there is an increasing divide between those who can afford home ownership and those who are likely to remain in the rental market.

- A bright light in that scenario is the true "affordable housing" project sector which -- under circumstances of steady income and some lucky breaks -- some people will be able to use as a 'leg up' opportunity to bridge their journey from renting to home ownership (if that is their goal).

- There is a very real trend to not even carry an expectation of home ownership due to economic realities and constraints. This tendency began with Millennials (younger children of the comfortable boomers and victims of the Great Recession -- now in their late-20s to late 30s), has been inherited by most of the Z-Gen (late-teens up to about age 25), and has also fallen upon any seniors who financially slipped and fell during the Great Recession. In strictly economic terms, this creates a permanent pool of renters which supports the property-ownership class.

- Stability.** Overall, the picture is oddly more stable than could have been imagined a year ago. Thanks to a combination of creative (though challenging) financial policies by the BC Government and the relatively new willingness of municipalities to look at zoning changes to make housing development more possible (whether market, 'affordable', or rental), there is hope for a shift to housing availability and relative affordability in the next five to 10 years. In the meantime, it will take the best of human ingenuity and creative economic action (by households and communities) to bridge this challenging period while housing supply and lifestyle affordability find new levels of success. **WSV**

Happy New Year!

2019

11th Annual Victoria Cool Aid Coat Drive, on now til Mon Jan 14. West shore depot at FairWay Woods seniors building, 597 Goldstream Ave in central Langford.

SD62. Back to Classes after Winter Break. Mon Jan 7. www.sd62.bc.ca

City of Colwood Committee of the Whole. Mon Jan 7. 6pm. www.colwood.ca

Awareness Film Night presents the 1942 classic "Casablanca". Wed. Jan. 9. EMCS Community Theatre, 7 pm. Admission by donation.

BC Wild Salmon Policy discussion Thurs Jan 10. Fieldhouse (across from Q Center), Juan de Fuca Rec Center, 1767 Island Hwy. 6 to 8 pm.

Victoria Royals hockey games at Save-On-Foods Memorial Arena. Wed Jan 9, Fri Jan 11, Sat Jan 12. Watch live 7:05 pm. www.victoriaroyals.com

Blood Donor Clinic. Mon Jan 14. 6726 Eustace Rd. Sooke. www.blood.ca

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District of Sooke Regular Council Meeting. Mon Jan 14. 7pm (with live webcast). www.sooke.ca

City of Colwood Regular Council Meeting. Mon Jan 14. 7 pm. www.colwood.ca

'Beginnings' Art Show. Opening reception 1 to 3 pm Sat Jan 19. Exhibit runs Jan 16 to 27. www.coastcollective.ca

SD62 Public Board Meeting. Tues Jan 22. 7 pm. www.sd62.bc.ca

Transition Sooke Book Club. Wed Jan 23. Sooke Library . 6:30 to 8pm

Story Walk - Family Learning Tour. Sat Jan 26. 10 am to 12 noon.

www.westshorecreation.ca

By-Election in Nanaimo. Wed Jan 30. www.elections.bc.ca

Island Health Board of Directors meeting & public forum. Thurs Jan 31. 1:30 pm. Jdf Rec Centre Fieldhouse, 1767 Island Hwy, Colwood. Public sub-

missions due Jan 10. 250-370-8693. www.islandhealth.ca

SEAPARC Licenced Preschool **Open House**. Thurs Jan 31. 3:15 to 4:15 pm. 2168 Phillips Rd. Registration opens

Wed Feb 6 at 9:30 am. www.seaparc.ca

Sooke Community Arts monthly meeting. Mon Feb 5. 1911 Murray Rd, 7pm. www.sookecommunityarts.com

BC Legislative Assembly resumes Tues Feb 12.



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Armenia beats Switzerland for bronze in World Juniors. Switzerland 2, Russia 5

World Juniors Final: Canada Up January 4. Canada 1, Switzerland 2

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Crane operator rescued by Langford/Colwood team work

West Shore Voice News

● **On Wednesday, January 2**, a crane operator working at the Belmont Market construction site in west-central Langford was plucked from his cab about 30 metres off the ground after he had a medical issue.

The rescue feat was pulled off by Langford Fire Rescue personnel together with crane-height rescue equipment and personnel from Colwood Fire Rescue.

BC Ambulance paramedics had called the Langford Fire Department to the site at Jacklin Road and Jenkins Avenue (Kelly Road) about 8 am to get the operator down.

"We have multiple team members on our technical rescue team and they are all members of Langford Fire. The team trains on a regular basis for many types of situations. This could include confined

space, high angle, low slope and tower crane," says Lance Caven, Assistant Fire Chief of Fire Prevention, Langford Fire Rescue. **WSV**

Langford FD recruits

● **On January 7**, the 2019 application period for new Langford Fire service recruits closes. "We typically intake up to eight new firefighters annually," says Lance Caven, Assistant Fire Chief of Fire Prevention.

All new recruits go through their basic training in the first six months or so. Then they are permitted to attend emergencies and take on shifts at the hall.

Langford Fire Rescue currently has 11 paid staff and 52 volunteers. **WSV**

Ultima Thule stirs up a global hurrah from space-enthusiasts at New Year 2019

West Shore Voice News

● **For astronomy buffs**, it was a Happy New Year treat! These two rocks that like each other... fused together as a binary pair... are found to be orbiting around the sun every 297 years in the Kuiper Belt (a donut-shaped region of icy bodies) about a billion miles beyond Pluto.

The space matter known technically as 2014 MU69 was discovered in June 26, 2014 through the Hubble Space Telescope. After a naming contest by scientists with public input, back in March 2018 the phenom was dubbed 'Ultima Thule'.

But the binary combo of two space rocks became global news on January 4 when the New Horizons spacecraft started sending back images to Earth scientists at NASA. It was a January 1, 2019 arrival for New Horizons but the transmission time-lag meant a three-day wait for good visuals.

After the flyby, NASA and the New Horizons team will choose a formal name to submit to the International



NASA

'Ultima Thule' alongside the New Horizons spacecraft [artist's rendering].

Astronomical Union, based in part on whether MU69 is found to be a single body, binary pair, or perhaps a system of multiple objects. **WSV**

The face of change in Sooke's economy

West Shore Voice News



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THANK YOU TO ALL OUR READERS, SUBSCRIBERS & ADVERTISERS (print & online).

HAPPY NEW YEAR!

<< **The new PetroCan-Tim Hortons** commercial property under development by T'Sou-ke First Nation on Edward Milne Road in the 6000-block Sooke Road (Hwy 14) is under construction. As a major commercial pitstop at the entry point to Sooke, there will be economic impacts on town centre gas stations and coffee shops. [Photo Dec 31, 2018] **WSV**

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LANGFORD ON THE MOVE

TRAFFIC INFO



City of Langford
www.cityoflangford.ca

■ **Winter, and into Spring 2019**. Langford Parkway adjacent to City Centre Park and Westhills Stadium (access to Langford Lanes and City Centre Park is open). Construction and underground utility work continues at the future signalized intersection with Leigh Road.

■ **Continuing in January 2019**. Various roadway adjustments around in and around the Belmont Market/Residences construction zone [Jacklin Road, Kelly Road, Jenkins Avenue].

More traffic advisories:
www.langford.ca



by Mary P Brooke,
West Shore
Voice News

Environmental & safety considerations during SD62 land preparation

West Shore Voice News

Land clearing underway on the future new SD62 elementary/middle school site on Constellation Avenue in Westhills [January 4, 2019].

● **In the week of December 10**, despite the rain, contractors began clearing a 6.5 hectare section of land in West Langford, the future site of a new elementary and middle school. Trees were removed in the expectation of construction to stay on track with the Sooke School District 62 (SD62)'s Long Range Facilities Plan that would see these schools open by September 2021, said SD62 Superintendent Scott Stinson.

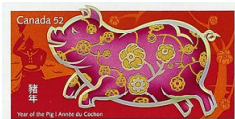
Further to that, more trees were removed by City of Langford crews during the windstorm on December 20. "The work on West Shore Parkway was scheduled for next week," said Michelle Mahovich, Director of Engineering, City of Langford. "It's the SD62 future school site, but the trees were taken down today to prevent blowdown onto the Parkway."

Student population in SD62 has been growing rapidly, aiming to keep pace with housing development in the west shore. The new elementary and middle school combo in Westhills is seen as top priority in the SD62 facilities plan, along with bringing another new high school online in the next few years and doing an expansion at the Edward Milne Community School high school in Sooke. **WSV**

Snail mail prices up January 14

West Shore Voice News

● **Postage rates** are going up January 14, 2019 for the first time since March 31, 2014 (first announced June 21, 2018). Stamps for rate before the new regular first class mail under 30g (if purchased rates take effect, in a booklet, coil or pane) will cost 90¢ each (up from 85¢), or \$1.05 for single-purchase (up from \$1). Mail to the USA and international destinations will also cost more, as well as domestic Registered Mail. Avoid the increases by purchasing Permanent stamps at the current



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