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Friday July 12, 2019 WEEKEND RELEASE JULY 14, 2019

Middle-income rental targeted with apartment development in Colwood



by Mary P Brooke
West Shore Voice News

HOUSING

● **After a flurry of low-income housing projects** announced by the BC Government to address the need for affordable housing in the west shore, another type of rental product is coming onto the market to serve middle-income households.

While most projects called 'affordable housing' require application through some level of government or social services, this project now under construction at 284 Belmont Road in Colwood will see rental applicants going straight to the developer. A working family income level of \$52,000 and \$66,000 is the target market for these 1-bdrm (~\$1,300/mo) and 2-bdrm (~\$1,650/mo) units.

The four-storey building that backs onto a Garry Oak preserve on about half an acre provided by developer Stride Properties is expected to see completion by the end of 2020.

At an official announcement at the one-acre construction site on Tuesday July 9, MLA for the Colwood area -- Mitzi Dean (Esquimalt-Metchosin) -- said: "The old government left people in Colwood struggling to find a home they could afford. We are working hard with our community partners to make sure people -- including those with middle incomes -- have access to the homes they need."

Colwood Mayor Rob Martin at the groundbreaking of a HousingHub development serving working families who need affordable rentals.

A BC Housing program called the HousingHub was created by the Province in 2018. HousingHub works with community, government and non-profit and private-sector stakeholders to help create new affordable rental housing and homeownership options for middle-income British Columbians.

For this project, the HousingHub partnered with Stride Properties Ltd of North Saanich to build these 48 market rental homes. The project is intended to add much-needed rental supply to a community facing low vacancy rates.

"Housing affordability is an ongoing concern, and we are happy to be working with BC Housing to add rental homes in our community," said Stride Properties Ltd President Matt Peulen.

"These new homes for middle-income families will increase the diversity of

Escape of inmates from William Head Institution sparks concern

COMMUNITY | SAFETY

● **On Sunday July 7 two inmates escaped in the early evening from William Head Institution** (penitentiary) in Metchosin. A search ended Tuesday evening July 9 at about 8 pm with James Lee Busch, 42 and Zachary Armitage, 30 having been met walking freely in Esquimalt in a chance encounter with off-duty RCMP officer John Ferguson whose large black Great Dane turned out to be the incidental attractant that brought down the convicts who are back in custody. The public had been notified by West Shore RCMP on Monday morning, July 8, that the two inmates had escaped from William Head the night before on at 6:45 pm and were unlawfully at large. There was much concern expressed by the public and -- in response by politicians in the region -- for having two escaped inmates somewhere in the community. While William Head is in the rural Metchosin area where it first opened in 1959, populations in surrounding areas like Langford, Colwood and Esquimalt are now densely built-up urban areas. **WSV**

● **STATEMENT FROM Correctional Service Canada (July 12 in response to a request by West Shore Voice News):** William Head Institution is a minimum-security institution consisting of 87 acres of federal land located at the southern tip of Vancouver Island in Metchosin, BC, approximately 30 km north-west of the city of Victoria. William Head Institution is the only federal institution located on Vancouver Island and houses minimum security offenders. More information about the William Head Institution is available on our website. The Correctional Service of Canada (CSC) does not have standards pertaining to minimum distances for institutions to communities. CSC does have consultation guidelines and procedures regarding community engagement and communications.

CSC has no plans to change the classification of William Head Institution. Ensuring the safety and security of institutions, staff, inmates and the public is a CSC's priority. Every escape is taken very seriously. CSC reviews the circumstances surrounding all escapes and takes whatever action is required. Once an offender has been recaptured, they are detained in an institution at the appropriate security level. We evaluate every offender's risk when determining security levels.

All offenders entering our jurisdiction are admitted to one of our institutions for assessment. The intake assessment reviews case-specific information (such as documents from the police, courts, family, etc.) to decide the appropriate placement and security level required for each offender. The offender's security level is based on three factors: how the offender will adjust to the institution, the risk of escape and public safety. A correctional plan is produced for each offender, which becomes the blueprint for their sentence. It is used to measure their progress towards their correctional goals, such as commitments to participate in programs. Correctional plans include a risk management strategy for each offender, such as restrictions on movement.

As per section 18 of the Corrections and Conditional Release Regulations, only those offenders who are assessed as presenting low probability of escape, a low risk to public safety in the event of escape, and requiring a low degree of supervision and control within the penitentiary are placed in a minimum-security institution. The environment of a minimum-security institution is intended to develop an inmate's capacity to operate with minimal monitoring. This plays a very important role in the process of reintegrating offenders back into the community and helping them become law-abiding citizens.

CSC regularly assesses all offenders to ensure that they are placed at the appropriate security level. The transfer of an offender to a lower security level depends on their progress at the current level and upon the assessment of the risk for public safety, escape and institutional adjustment. As offenders progress through the correctional system to lower security levels and more freedom of movement, the programs and activities are tailored to more closely reflect the conditions the offender is likely to encounter once released into the community. We work closely with the police and other agencies to ensure public safety. CSC is also committed to working with municipal officials and community organizations to encourage the safe return of offenders to communities while taking into consideration victims and the communities. **WSV**

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www.langford.ca

housing choice in Colwood," said Colwood Mayor Rob Martin. "We want Colwood residents to be able to live in our community throughout their lives, and that includes having affordable rental options for young adults, families starting out and people on fixed incomes."

Through the HousingHub, the BC Government is providing interim construction financing of approximately \$9.7 million for this project. Peulen says the loan from through the HousingHub has "great terms and interest", with the loan-to-value ratio being higher than at a typical bank. Stride Properties has supplied the one acre of development land while BC Housing funds the construction. **WSV**

https://westshorevoicenews.com/new-homes-for-middle-income-renters-in-colwood/

by Mary P Brooke
West Shore Voice News

● **District of Metchosin Mayor John Ranns (interview with West Shore Voice News):** "It's not realistic to expect (the institution) to leave. This is a transitional program with inmates on work release and day parole. They need to be close to a populated area in order to achieve those things. The program is to prepare inmates to transition back into the general public. It's a very good program and a successful one. Stats back it up. It has been called Club Fed (by some), with four inmates living in a private unit, cooking and doing laundry for themselves. They do everything you'd normally have to do in the general population. Some inmates don't like it and want to go back to more controlled circumstances. That environment is good for preparing them to come back in as rehabilitated citizens. It's very unrealistic to expect the federal government to move it and find another place. All the inmates have jobs. They're not locked up and all are expected to work. This recent escape is probably a result of bad policy that that doesn't respect the community. There's just an 8-ft tall chain link fence that allows inmates to walk around the end... no watchtower, not manned, no firearms. It's for inmates who are looking at the end of their sentences (with that as the incentive). But if putting people in who are not nearing the end of sentence, the temptation is probably too much. Bureaucracy determines who goes there and who doesn't. Security of the area is not being adequately considered of the surrounding area. Inmates are in the community all the time: driven by others, or delivered to a job, then picked up and brought back. We use inmates (at the District of Metchosin), supervised and unsupervised. They painted our municipal hall and worked at our fire department for general maintenance. We provided the daytime supervision for that. We've never had any issues." **WSV**

- "I shared in the community's concerns this week and I hope that measures are taken to make sure this doesn't happen again." ~ Mitzi Dean, MLA (Esquimalt-Metchosin)
- "It's been 15 to 20 years of repurposing that land. The timing of that facility has met its day." ~ Langford Mayor Stew Young
- "William Head Institution has overdone its stay. Beecher Bay wants its land back." ~ Beecher Bay First Nation Chief Russ Chipps



Mary P Brooke,
B.Sc., Cert PR
Editor & Publisher

EDITORIAL

Proposing a new tack on animal rescue services in Sooke

● A presentation about the need for a Sooke-styled animal rescue shelter was made to District of Sooke Council at their regular council meeting on July 8.

This was not the first time that Margarita Dominguez of the Pet Food Bank & Feral Cat Rehabilitation Center (aka SAFARS), has addressed council on this topic over the last eight years. The first approach that ultimately went nowhere

with various councils of the day was a rather rich request for land to lease for operation of non-profit animal rescue operation.

The new idea in 2019 has been to suggest that the municipality recognize the pressing need for a local animal shelter, and that animal control services (now contracted through the Capital Regional District) are not as suitable as they could be for local needs.

Dominguez points out the impact of the high cost of living and the diminishing availability of rental housing that accepts pets. Under these conditions, more people are doing what is unthinkable to some -- abandon their pets to the forest or the street in the hopes they will fend for themselves or be picked up by a loving family (or the CRD particularly in the case of dogs as the CRD does not pick up feral/stray cats).

A long-time resident of the Juan de Fuca and Sooke areas, Dominguez and her team of volunteers do the cat rescue work themselves, hands-on. They find foster homes for the stray/feral animals and with their group's own funds (hard-won through a range of fundraising efforts) arrange and pay for veterinarian care for wounds and reversal of malnutrition as well as seeing to the spaying/neutering of these cats.

Sooke Council this week expressed their satisfaction (heard over the years from councils of the day) with the CRD Animal Control contract (approximately \$82,000 per year for Sooke) that essentially takes all the worry and detail off the District of Sooke's hands. And of course, that's a service beyond cats, by experienced staff trained to look after all domestic animals. CRD says their mission is to provide services "with integrity, impartiality and efficiency with the goal of obtaining voluntary compliance" and that they aim to return lost pets to their owners (dogs have ID, cats not always). CRD Animal Control serves several other municipalities in the west shore as well, including Langford, Metchosin, Highlands, Colwood and View Royal.

The point from SAFARS is that Sooke taking a new tack would see Sooke better serving its residents by looking at operating their own in-house service or contracting out to SAFARS. Such a service would include the rescue of stray cats and sheltering them, as well as finding foster homes for cats instead of seeing the pets become feral or -- if they do end up in the BC-SPCA shelter system -- head down that slippery slope to possible or likely euthanization.



Cats named Minnie and Moe, received recently by SAFARS volunteers in the Sooke area.

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PILGRIM COFFEE HOUSE

Sooke is a suitable municipality to try this sort of project. Incorporated only 20 years ago, it's a seaside forest-interface community that recognizes its rural/urban distinctiveness which interfaces a financially-challenged demographic. Sooke already tries to express an awareness of the financially-challenged component of their community in various ways with a strong volunteer force, a wide range of free or affordable community services, and a sometimes laborious council/municipal process of 'getting it right' to be a Sooke-brand solution in whatever situation it happens to be.

Somehow it feels like this time the cat rescue shelter issue has teeth and could gain traction with the public and attentive local politicians. Dominguez's radio interview on C-FAX this week rambled a bit but ended up dropping a few salient points: economic times have changed for many in a way that is not reversing all too quickly which sadly produces the abandonment of pets; there is more than one way to skin a cat (pardon the expression); and that a local solution based on re-homing animals (as well as addressing population control with spaying/neutering done before re-release) is not only right up Sooke's alley in terms of governance style and do-it-yourself temperament, it's the way of an increasingly compassionate society.

Apparently some other municipalities (including North Vancouver) have done the work to find suitable and sustainable private and public grant funding to do their own animal rescue and control services.... not duplicating an existing service, but doing it in a way that respects the unique needs or desires of their residents. ■

REGIONAL NEWS

West Shore Voice News

Second watermain break in central Langford raises issue of who pays by Mary P Brooke

● Like a bad rash, it has happened again in nearly the same spot.

A water main break in Langford on Thursday morning July 11 was a smaller repeat of a February watermain break on Strathmore Road in central Langford (just off Goldstream Avenue) in town centre. This time three homes were left flooded (with water depth inside reaching about 2 ft, according to homeowners), including one that

was also heavily damaged during another water main break back in February and finally just renovated.

Back on the night of February 19 over 25 homes were damaged by CRD-supplied water flowing for over half an hour from a broken watermain without apparent reason for the break (considered to likely be due to the longstanding age of the cement piping), but the

break this week was related to digging as part of installing a storm drain by Victoria Contracting & Municipal Maintenance Corporation, the City of Langford was reported as stating.

Back in February the City of Langford was suitably proud about helping out the affected local residents if they had nowhere to stay or their belongings were ruined by the flooding and they needed a leg up to get to work or find another place to live. It was generally seen as the compassionate and appropriate thing to do if people were stuck for options, especially if they didn't have household/contents insurance.

But just last week, The Capital Regional District's (CRD) Juan de Fuca Water Distribution Commission (which oversees water supply services to the west shore communities) at their July 2 meeting passed a motion to effectively end the idea of issuing financial assistance to affected homeowners in situations like this, and putting the onus on individual property owners to have insurance coverage. The motion — which CRD Senior Manager of Corporate Communications Andy Orr points out is in line with provincial legislation.

The impact of two watermain breaks for one family in the space of five months highlights the cost being borne by residents for actions of (in this case the regional) government. Reportedly their insurance deductible has been \$2,500 each time.

Langford Councillor Lillian Szpak says the motion passed unanimously: "That the Juan de Fuca Water Distribution Commission direct staff to not further examine options to provide financial assistance for property damage resulting from a failure, breakdown or malfunction."

The Juan de Fuca Water Distribution Commission is chaired by Colwood Councillor Gordie Logan and Vice-Chair is View Royal Councillor John Rogers. Two City of Langford councillors sit on the committee — Lillian Szpak and Roger Wade (Councillor Norma Stewart sat in for Roger Wade at the July 2 meeting). Other committee members are District of Highlands Councillor Gord Baird, Juan de Fuca Electoral Area Director Mike Hicks, and District of Metchosin Councillor Kyara Kahakauwila. **WSV**

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The Sooke Voice News

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Child care rethink

● "The BC Government needs to budget, plan and build child care facilities just like they do for schools. A capital plan for child care would allow BC to create quality new spaces faster and more affordably, and ensure public investments create public—not private—assets." ~ Canadian Centre for Policy Alternatives (July 11, 2019) www.policyalternatives.ca

Hon. John Horgan, Premier
MLA, LANGFORD-JUAN DE FUCA

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Pacific FC plays high-energy game July 13 with 2-3 result against Forge FC

by Mary P Brooke ~ West Shore Voice News

● **The July 13 match between Pacific FC and Forge FC** at Westhills Stadium in Langford brought upbeat energy to the field on a warm, humid afternoon.

Of the 2,604 people in attendance at today's game, the first 700 ticket holders at the gate got a free pair of purple Pacific FC sunglasses.

No goals in the first half may have stirred up some steam in the coaches and team, because after the half-time there were five goals achieved — two by Pacific FC (Terran Campbell at 49 minutes with Blake Smith assist; and Victoria Blasco at 85 minutes with Ben Fisk assist) and three by Forge FC (Tristan Borges at 47 minutes with Kyle Bekker assist; Emery Welshman at 54 minutes with Tristan Borges assist; and Tristan Borges at 79 minutes with Kadell Thomas assist) to claim the game.

Pacific FC Coach Michael Silberbauer said after the game: "We had a plan but we have to chase the game. The guys finished the game strong but it's a little bit too late. We played a little bit into their hands."

Down 3-2 with 15 minutes to go, on that Silberbauer said: "We're still creating chances, we kept going forward and creating chances."

Goalkeeper Nolan Wirth said the Pacific FC team is "taking it game by game". Making a strong performance on the field today and saving a few Forge FC attempts from becoming goals but acknowledging the game loss, Wirth said: "We're keeping high spirits, it's there, we've shown potential and moments. It's about finding consistency for that full 90 minutes."

"We were too exposed, we should have played it a little safer," said Wirth. "But they did their job after the mistake, that's all we can ask."

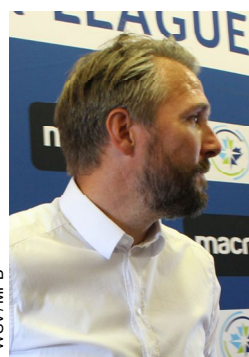


<https://westshorevoiceneews.com/pacific-fc-gave-energetic-2-3-performance-vs-forge-fc/>



Pacific FC on the Westhills Stadium turf vs Forge FC on Saturday July 13. Construction of newest set of bleachers is progressing.

Interviews with media after the July 13 game:



Pacific FC Coach Michael Silberbauer
"We kept going forward and creating chances."
~ Michael Silberbauer



Pacific FC Goalkeeper Nolan Wirth
"It's about finding consistency for that full 90 minutes."
~ Nolan Wirth



Pacific FC Central Midfielder Victor Blasco
"One of the things we have is heart, but mistakes cost us."
~ Victor Blasco

Forge FC Coach Bobby Smyrniotis told media that the winning result came primarily because they stuck to the game plan from the beginning of the game. "We played a lot of opportunities, more than we usually have," said Smyrniotis. "We wanted the guys to be patient and keep doing that. But we could have been better in the last 15 minutes and take Pacific's foot off the gas. They started attacking us." There were eight shots with three producing goals. "We need to be sharper and get that first goal." **WSV**

NEXT PACIFIC FC HOME GAME: Saturday July 20. <https://pacificfc.canpl.ca>

Sports performance supplementation

Mary P Brooke, B.Sc.,
West Shore Voice News

● **Water is number one.** For anyone engaging in sports, drinking water beforehand will help prevent dehydration, muscle cramps and getting tired too quickly.

● **Sports supplements** (aka ergogenic aids) are dietary supplements that are used to enhance mental and physical athletic performance. That may include vitamins, minerals, amino acids, herbs, or botanicals — in various concentrations, as extract, or combination of these.

Protein powder is one of the most popular sports supplements for athletes and people who want to gain muscle mass. Getting enough protein can normally be done by eating protein-rich foods, especially with the support of enzyme supplements. Additional protein from powders is something to discuss with a sports nutrition professional.

Creatine is an amino acid that is naturally produced by the kidneys and liver. Carried throughout the body in the blood, it provides energy to the muscles. Creatine has been shown to improve a person's performance in sports that require short bursts of a lot of energy.

Caffeine (found in coffee, tea, chocolate, and commercial high-energy drinks) helps improve alertness and may help produce more intense sports performance. For some people, caffeine has side effects that can impact how well sport can be performed. Too much caffeine can cause: trouble sleeping, irritability, nervousness, rapid heart rate, or headaches. Health Canada's recommended caffeine intake limit for adults is 400 mg/day (about 3 cups of coffee).

Glucosamine sulfate is naturally found in the body; it produces a variety of other chemicals involved in building tendons, ligaments, cartilage, and the thick fluid that surrounds joints. Supplements containing glucosamine sulfate may be obtained from natural sources such as shellfish or can be lab-manufactured. Glucosamine might prevent or reverse joint damage caused by intense sports or very long sports sessions.

Coenzyme Q10 is an essential component of producing energy within human cells (within the Krebs' Cycle for all the biochemically inclined to know). It's an antioxidant that the body produces naturally. It's available in beef, chicken, salmon, cauliflower, broccoli, oranges, strawberries, soya, lentils and peanuts. Supplementation supports optimal cell performance toward improving physical performance. Should not be taken with blood-thinning pharmaceuticals. **WSV**



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Five portables coming this summer



● **To keep up** with the approximately 500 additional students in the west shore each year, SD62 has a facilities plan to accommodate the influx. This summer that includes the installation of five new portable classrooms: Millstream Elementary in Langford (1), Wishart Elementary in Colwood (2), Spencer Middle School in Langford (1), and Belmont Secondary in Langford (1).

Royal Bay Secondary school in Colwood is being expanded to 1400-seats, making it the largest high school on Vancouver Island.

SD62 is the fastest-growing school district in BC due to families seeking the relatively affordable housing in the west shore area. **WSV**



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City of Langford Regular Council Meeting. Mon July 15. 5:30 pm. www.langford.ca

Northwest Deuce Days. Sat July 20. Poker Run of cars through Greater Victoria includes along Goldstream Ave in Langford, 10 am to noon. **Sun July 21:** over 1,300 cars on display at Victoria Inner Harbour. www.northwestdeuceday.com

Eats & Beats at Esquimalt Lagoon in Colwood. Sat July 20. 1 to 8 pm. www.colwood.ca

Pacific FC vs HFX Wanderers FC. Sat July 20. Westhills Stadium. Happy Hour 1 to 2 pm. Kickoff 3 pm. Military appreciation this game. Tickets: www.pacificfc.ca

Langford Mayor's Golf Tournament. Bear Mountain Resort. Thurs July 25. www.langford.ca

Sooke Fine Arts Show. July 26 to Aug 5. At SEAPARC, 2168 Phillips Rd, Sooke. (Purchaser's Preview on Thurs July 25, evening, tickets \$35). www.sookefinearts.com

Langford 9th Annual Show 'n Shine in Langford town centre. Sun Aug 18. 10 am to 2 pm. www.langford.ca

District of Sooke Regular Council meeting. Mon July 22. 7 pm. www.sooke.ca

Sunset Cinema 2019 at Juan de Fuca Recreation Centre. Mon July 22. 8 pm to 11 pm outdoors at JdF Rec. *Lego Movie 2*. Free family activity. www.westshorererecreation.ca

Pacific Edge Chorus IV – Wine, Women, Wheels. Sun July 28. 1 to 4 pm. Enrico Winery, Mill Bay/Cobble Hill. BBQ \$17. Vintage cars. Ticket info: lockhart@netbistro.com

<https://westshorevoicenews.com/events/>



Juan de Fuca Emergency Program www.prepareyourself.ca

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BC Day Long Weekend. Sat Aug 3 through Mon Aug 5.

Pacific FC vs Valour FC. Sat Aug 24. Westhills Stadium. Beer Garden 1 to 2 pm. Kick-off 3 pm. Tickets: www.pacificfc.ca



Some traffic delays July 16 & 18 (8 am to 5 pm) for drilling of test holes for sewer extension: Rodney Rd, 1049 Goldstream Ave, 935 Goldstream Ave, Knotty Pine Rd. More traffic advisories: www.langford.ca

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WEST SHORE VOICE

Langford, Highlands, Colwood, View Royal, Metchosin, Sooke, Juan de Fuca, Esquimalt

West Shore Greetings!
Connect with Alistair MacGregor, MP this summer!
My team can help you with inquiries relating to federal programs and services:
Immigration & citizenship applications

www.westshorevoicenews.com

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2019 Sooke Fine Arts Show: July 26 to August 5

The Sooke Fine Arts 11-day Show and Sale draws 9,000+ art enthusiasts from BC, around Canada, the US and abroad to the SEAPARC Leisure Complex in Sooke. More than 380 works of original island art are on display in a 17,000-square-foot gallery that is the transformed arena space.

Celebrating their 33rd anniversary in 2019, the Sooke Fine Arts Show is Vancouver Island's longest-running juried fine art show, and widely considered to be the region's premier summer arts event. The exhibit provides the opportunity for the finest artists from Vancouver Island and BC's coastal islands to showcase and sell their creations.

There are daily artist demos, talks, guided tours, live music, and gift shop. There's a youth exhibit and one day of kid-friendly events.

Each year the popular Purchaser's Preview is held on the Thursday evening ahead of the show's Friday opening. That's on Thursday, July 25 this year, at 7 pm. Tickets \$35. www.sookefinearts.com **WSV**



Creative exhibits at Sooke Fine Arts [File: July 2018] WSV/MPB

Mitzi Dean at Colwood Council before summer break

by Mary P Brooke, West Shore Voice News



Web-Posted Watermarked EDITION WSV

^^ Mitzi Dean, MLA (Esquimalt-Metchosin) made a brief presentation to Colwood Council on Monday evening, July 8. She covered successes of the BC Government and her recent participation on the Select Standing Committee on Finance and Government Services during June 10 to 21 (the first session was held in Colwood council chambers). **WSV**



Colwood Mayor & Council ready to take off for the summer, sporting Hawaiian shirts at their July 8 meeting. They unanimously approved a motion to support in principle the location of the proposed West Shore Ferry at the Royal Bay waterfront. **WSV**

Man found dead at his home in Metchosin: RCMP seeks information about recovered truck

West Shore RCMP discovered a deceased man -- 60-year-old Martin Payne -- in his home in 1000-block Brookview Drive in Metchosin July 12. West Shore RCMP and VIIMCU are currently gathering evidence. No suspects have been arrested in connection to the death, says Cpl Chris Doyell, Media Relations Officer, West Shore RCMP.

RCMP have called it a suspicious death and that foul play is suspected.

RCMP is asking anyone in the public with information about Payne, any suspicious activity near the 1000-block of Brookview, or his truck as found July 9 on Woodburn Avenue in Oak Bay by Oak Bay Police a few days earlier to contact West Shore investigators on the Vancouver Island Integrated Major Crime Unit (VIIMCU) information line at 250-380-6211.

The vehicle is a red Ford F150 pickup truck.

West Shore RCMP say the Payne family is asking for privacy and that RCMP will provide a further update to media on Monday July 15. **WSV**



Red Ford F150 truck owned by Martin Payne was found in Oak Bay on July 9. Supplied by RCMP

West Shore Greetings!

Connect with Alistair MacGregor, MP this summer!



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