

## Come and Celebrate Your Community at Blueridge Good Neighbour Day

*By Stacie Graham*

*F*our hours will fly by at Blueridge Good Neighbour Day on Saturday, June 15, 2024. There's so much to see and do at this free family-friendly event!

### HERE IS YOUR OFFICIAL GUIDE AND SCHEDULE OF EVENTS

- 10:20 a.m. Gather at the top of Hyannis and Berkley to be a part of the parade. This year's theme is FANTASY! So decorate your bike, stroller, scooter or wagon and join the parade. Anyone with a collector car is welcome to join in: reach out to us at [bgnd@blueridgeca.org](mailto:bgnd@blueridgeca.org) to let us know.
- 10:45 a.m. Parade starts and moves down Berkley to Blueridge Elementary School.
- 11 a.m. The event officially begins with the following activities to 3 p.m.
- Inflatables
  - Train rides on the field
  - Community tables
  - Food truck
  - Petting zoo
  - Windsor PAC dunk tank
  - Kids crafts, games, and science
  - Face painting
- 11 a.m. to 11:30 a.m. Enjoy the music of a local youth band called "Drink Tickets".
- 11:30 a.m. to 3 p.m. Enjoy some rocking live music from Wishbone! (with breaks between sets.)
- 11 a.m. - 2:45 p.m. Silent Auction - bid early and bid often! Some amazing donations have been collected from local businesses, and we can't wait to share it all with you. Winners pay for their successful bids at 3 p.m.
- 12 p.m. - 3 p.m. Beer Garden (inside the school gym). Sponsored by Central City Brewers and brewmaster Gary Lohin, a Blueridge resident. Bring your ID, and plan for someone to watch the kids, who are not permitted in the beer garden. Please drink responsibly.
- 11 a.m. Fishpond. This classic BGND event is a favourite among kids. (We appreciate donations of

- small, gently used toys that can be clipped to a 'fishing rod'. If you have toys, please email to [BGND@blueridgeca.org](mailto:BGND@blueridgeca.org) and we will pick them up or let you know where to drop them off.)
- 11 a.m. Cake Walk (until we run out of cakes). The more cakes donated, the longer we can play! If you're able to make or buy something to contribute, please contact Nicci at: [nicole.m.parfitt@gmail.com](mailto:nicole.m.parfitt@gmail.com)
- 11 a.m. - 1 p.m. Try skateboarding! A stunt park will be located in the tennis courts.
- 1 p.m. - 3 p.m. "Come Try Pickleball" on the tennis courts.
- 11 a.m. - 1 p.m. Chess Tournament - ages 9 and up (adults sign up as well. Players will be grouped according to age). It is free to register in advance, but you must commit to staying until the tournament's end. Space is limited! Register at [blueridgechessclub@gmail.com](mailto:blueridgechessclub@gmail.com).
- 2pm Pie Eating Contest (on the field). Sign up in advance and then come back to see who can eat a whole pie (donated by Stong's) the fastest.

BGND happens only because of dedicated volunteers from the community. We need help on the day of the event, even if only for an hour or two.

Contact us at [volunteer@blueridgeca.org](mailto:volunteer@blueridgeca.org). We have lots of jobs that need to be done, including helping with set-up or clean-up. Or spend an hour supervising the silent auction tables and shop while you volunteer! Every volunteer counts, and no contribution is too small!

Windsor PAC is participating this year by hosting a Dunk Tank as a fundraiser for the school.

This year, BGND merchandise will be available for purchase. Come and get your own BGND shirt and hat while supplies last!

Also, you can use your credit card to pay at BGND. We will have portable point-of-sale machines available.

Finally, Thank You to all of our amazing volunteers, donors and sponsors whose support is vital to the event's success!

# People Helping People: Another Banner Year in Blueridge

By Eric G. Andersen, Chair  
Blueridge Community Association

As I prepared the Chair's Report for our Blueridge Community Association's Annual General Meeting this past May, I marvelled at what an eye-opening exercise it was. The community and its residents have been prolific doers of things, past, present and future.



Eric G. Andersen

That list of things is lengthy and varied:

Our ninth annual scholarship was handed out last year to a very deserving Bella Caswell. This year, it will be increased to \$750, recognizing the ever-increasing costs our students face in getting an education. You can read about this year's just-announced recipient—Ava Cortiula—elsewhere in this newsletter.

The Blueridge Sharing Garden remains a huge asset with extremely active participants. Unfortunately the Garden has been exposed to vandalism.

We continue to enhance how frequently and effectively we communicate with all residents. For instance, we produce three paper copy newsletters yearly - each with eight pages and distributed to the doorsteps of 1,500 homes by BCA volunteers.

Our website is impressive and continuously updated; our number of subscribers for the online Blueridge Bulletin continues to climb (now about 700 readers); and our Facebook page and Instagram also have frequent updates.

Blueridge Good Neighbour Day (BGND) was back with a vengeance last year after the COVID hiatus, and drew a record crowd. We are currently working on this year's event, to be held on June 15.

Quarterly we continue to hand out the Blueridge Spirit Award, and all recipients have been amazing community volunteers.

Our baby and pet-sitting services are being used, although we are looking for local house-sitters too.

The Blueridge Cares Committee helped out three local families at holiday time with donations and gift cards, proving yet again the generosity of our community.

Thanks in part to return of BGND and its revenue-generating activities and ads in the Blueridge Bulletin, the Association's finances are healthy and increasing.

Our stream clean-up tradition on World Rivers

Day continued last September and will be back this coming Sept. 22nd.

Our association was crucial in spearheading a workshop by North Vancouver Community Associations Network in January. It was a revitalization workshop for all interested community associations in the District of North Vancouver. It was facilitated by one of our directors, and a handful of BCA members attended and contributed. All told, 45 community leaders from the North Shore were present.

Planning is underway for an All Candidates meeting for the next provincial B.C. election in October. The co-hosted meeting will be held on Oct. 8 at the Mount Seymour United Church.

In partnership with three local PACs, we are looking at creating a shared community sign board.

We are working to form a "Blueridge Foundation" which would help local residents who may need some financial assistance to spearhead a local project that benefits the community. We look forward to hearing about new and interesting suggestions from our members for new projects that the BCA can get involved in!

Finally, a huge thank you to all you Blueridge/Seymour Heights residents who have volunteered your time and energy to make Blueridge a better place to live. The BCA could not operate and function without your assistance, including the directors, volunteers, and meeting participants among others.

## Everyone welcome to help clean up on World Rivers Day

By Susanne Mueller

For the past six years, Blueridge has come together to participate in World Rivers Day. On Sunday, Sept. 22, people all over the world will head to rivers and creeks to clean up garbage to support fish, wildlife and the community. Locally, we will focus on our small creek that flows from Derbyshire Way to Carnation St. Every year we collect a surprisingly large amount of garbage.

We are looking for volunteers who want to support the creek by picking up garbage in a designated area at 9 a.m. for about 30 to 45 minutes. In return, you get all the good feelings for doing something helpful for our environment. Feel free to meet afterwards at 2620 Bronte Dr. for coffee/tea and snacks. Gloves and bags for the clean-up can be provided.

Send me an email if you are able to join and I'll send more info: [sus.mueller@gmail.com](mailto:sus.mueller@gmail.com)

## Award winner just keeps on giving

The Blueridge Spirit Award is given to residents who show enthusiasm and passion for the community. Every three months, the current award holder selects the succeeding new award winner. Amanda Guest, the last award winner, describes why she chose Melissa Brotz as the newest recipient.

*By Amanda Guest*

I first met Melissa five years ago when my family moved onto her street in Upper Blueridge. From Day 1, I knew she was one of the most giving people I had ever met. She is always thinking of other people and helping with small but meaningful gestures: bringing gifts to an injured child, fetching soup and groceries for a sick family, giving flowers when someone has lost a loved one, or driving people to early-morning medical appointments. She is always helping when she sees someone that could use the help but won't ask for it.

When my own family had to stay at home during Covid's early days, she brought food and gifts for my kids and made our six-year-old very happy when she had to celebrate her birthday in isolation.

Melissa currently volunteers for the Family Services of the North Shore by serving in their clothing store and helping with their Holiday Basket program. She also supports the Blueridge-based Chantelle Iacobellis Legacy Fund.

From afar, she helps to direct the donor-advised fund to support organizations in her native Nova Scotia such as Feed Nova Scotia, L'Arche Homefires, the Chrysalis House, the provincial hot lunch program, the opening of a library and museum in a rural community and building a new playground at a rural elementary school.

I get to see Melissa in action up close when she volunteers at Blueridge Elementary, where it will be her last year of volunteering as her second child is in Grade 7. She is so often at the school popping popcorn, sorting Hot Lunches, doing a book fair shift, and driving to a field trip.

The list goes on and includes being a class rep, cleaning out the Blueridge Parent Advisory Council (PAC) kitchen and storage area, coaching boys' volleyball or running a Grade-led event like the Parent Social as well as organizing the Grade 7 Grad Fundraising.

As the volunteer coordinator, I can always count on Melissa to sign up for volunteer shifts well in advance. I can also rely on her to be willing to quickly step in when a popcorn popper isn't able to do their shift. She is an infectious and kind spirit who is a joy to be around.

I am so grateful to have such a fun, dedicated and generous person as my neighbor and as a member of our community. I know that Blueridge Elementary will miss her greatly (although I'm hoping she may still volunteer on occasion).

*Thank you Melissa!*



*Our newest Blueridge Spirit Award winner, Melissa Brotz, left, with previous award winner Amanda Guest (and baby Casey).*

## The BCA Foundation is coming!

*By Anni Danielson*

**We are very excited.  
Something new is on the horizon.**

We are about to launch a foundation. No, it's not a corset or a makeup base. It could also mean "beginning" or "endowment."

Maybe you have had ambitions to organize some unique and exciting events, but lacked the funds to do so. Well, this may be your chance. Put your thinking hats on and read all about it in our next Blueridge Community News when it appears in your mailbox!



## Scholarship winner got an early start at volunteering

By Lesley Brooks and Anni Danielson

Ava Cortiula was a quick study when it came to the art of volunteering: she started early and did it often.

The Windsor Secondary School grad has been chosen the recipient of this year's annual Blueridge Scholarship Award. She began at the tender age of 7 when she volunteered with her mother at Blueridge Good Neighbor Day, helping at the fishpond.



Ava Cortiula

She later moved on to being president of the school "Sewing for a Cause" where they made items for teenagers who were in Lion's Gate hospital and made embroidered cards for seniors at Berkley Care Centre.

She also became president of a school environmental team, and was involved in neighbourhood cleanups, clothing swaps etc., and organized a joint cleanup for a preschool class to teach environmental awareness to young children.

Finally, she was president of the school Interact club, organizing a food drive in the Blueridge community for the Harvest Project to collect food items for those in need. She also took on responsibility for Blueridge Sharing Library, revamping the library's appearance and starting a small sharing library for elementary children outside her Blueridge house.

She will continue her education at Queen's University in Kingston, Ont., studying applied biology and aiming to graduate with a Bachelor of Science (Honours). In recognition of the rising costs of post-secondary education, the Blueridge Community Association raised the scholarship to \$750 from \$500 this year.

An amazing young woman, who is well deserving of our scholarship. Congratulations Ava and good luck in all your future endeavours!

## Berkley and Mount Seymour Parkway favoured for community board

A casual website survey about creating a community sign board, where word of events, meetings and other activities could be posted, has produced a strong favourite location.

Twenty people favoured the bottom of Berkley at Mt. Seymour Parkway. Five other responders suggested the board be put next to the Blueridge Sharing Garden on Carnation near Seymour Heights school. Two people said the trail head near the west end of Hyannis Drive is the best location. Two others said it should be near/in front of a local school. Others suggested the corner of Emerson and the Parkway by the existing mailbox or in the United Strangers parking lot.

The BCA will continue considering the proposal so stay tuned for further news on this in the monthly Blueridge Bulletin and the next Blueridge Community News (paper issue) this fall.



Maya Aubron-Albert is back tending the "Pick-One, Drop-One" plant stand on Berkley Road. Maya, the 2022 Blueridge Scholarship recipient, just finished her second year at UVic studying biology.

# Welcome to Blueridge!

*This regular feature provides newcomers with an opportunity to introduce themselves to the community.*

*By Matt Chambers*

Welcome Joe, and clan (the newcomers featured in the March newsletter), and hello to all of you! We look forward to running into you at Good Neighbour Day and hopefully in the playground at Blueridge Park. Henry, our three-year-old, is a big fan of trucks and pretty much lives in the sandbox with the communal diggers. You'll notice him by his unruly blond hair and penchant for rambling stories about woodpeckers and, lately, rough-skinned newts.

Hazel is pretty much the opposite. She doesn't show much interest in amphibians or heavy machinery, but she's only five months old, so there's hope yet.

Me, I'm 42, though people say I look much older. My partner Jess is younger, but not so much as to cause chatter. She works in film and television and I'm a computer programmer. We're up on Berkley by Hyannis and back onto Blueridge Park. Our lawn is the one littered with plastic diggers and children's yard equipment. Please, come say hello! We love to cook, meet people, and enjoy the occasional drink. Don't be shy about bringing beer!

I ramble... I just get so nervous talking to strangers. I shouldn't though - everyone here is so nice. Why, within a week of moving, we'd received knocks from every neighbour, and I've already borrowed a pressure washer, a boat, some butter, and a full set of cutlery. Not a bad haul! Not to mention the home-loomed, linen/cotton blend tea towel from Joanne, a few doors down (Williams Sonoma, eat your heart out).

That might seem like a digression but it's not. What an interesting, talented, and friendly bunch of people you all are. For us, it's just a bonus - since what brought us here was a quieter life, more space, and access to nature. We arrived in February on that well-worn trail from East Van to North.

Before moving I spent most of my weekends in the Seymour Valley anyway- looking for cool fungi, swimming in the river, riding trails, or slogging up hills. Jess is something of a later convert to the simple joys of the woods, but you'll catch her running Fisherman's or pushing a stroller down "the flats" at the top of Berkley. Henry and Hazel have been party to it since birth. What a rare and special place we've found - eyes to the city, feet in the forest, and surrounded by warm community.

We look forward to getting to know you!

*If you have moved here within the last year and would like to write about your arrival, please contact Lesley at [LesleyBrooks795@gmail.com](mailto:LesleyBrooks795@gmail.com)*

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for Blueridge and Seymour Heights residents  
Editor: Michael Bernard**

## Blueridge and Small-Scale Multi-Unit Housing (SSMUH)

This article by Jeff Powell, editor of the online Blueridge Bulletin, is based on notes and data presented at the April 2, 2024, DNV Council Workshop and on the public information session presented on April 17, 2024. All data is preliminary and subject to change. You can find the full report presented to Council on the DNV website. You can also see how SSMUH initially affects your property by consulting the map for which Jeff has provided a link below.

*By Jeff Powell  
Editor, Blueridge Bulletin*

As discussed in my recent Blueridge Bulletin feature, Notes from the Sausage Factory, the District of North Vancouver (DNV) is now required by the provincial government to rezone all single-family residential areas to allow Small-Scale Multi-Unit Housing (SSMUH, pronounced "shmoo"). Stated differently, the District must allow multiple dwelling units on a single lot. In Blueridge, all lots are large enough to allow up to four units, but none are big enough to allow six under the new provincial law.

However, additional considerations come into play. Municipalities may exclude areas from multi-unit development for a few specific reasons. One key exclusion - particularly related to Blueridge - is if the land is subject to one or more hazardous conditions. More specifically, situations in which the density increase provided by SSMUH would create risk that cannot be reasonably mitigated.

BlueridgeMapLink: [https://blueridgeca.org/wp-content/uploads/2024/04/map\\_bludridge\\_large.jpg](https://blueridgeca.org/wp-content/uploads/2024/04/map_bludridge_large.jpg)

This tentative new zoning information is now available in DNV's Geoweb property viewer. To check on a given property, click on that link to bring up the application. Move the map and zoom in to find the property in question, then click on the lot. A Property Information window will appear. Scroll down to the Regulatory section and note the "Proposed Zoning

*- continued on next page*

## **- SSMUH continued from previous page**

for Small-Scale Multi-Unit Housing (SSMUH)” information for that lot. If you have questions or find errors, the district wants your feedback at [planning@dnv.org](mailto:planning@dnv.org).

Community attendance at the various public information sessions about these changes has been good. Conversations with various people - both attendees and district staff - indicate that a wide variety of opinions and concerns have been shared. These range from people asking why the district is letting the province impose these rules at all, to people wondering how quickly they can start working on their own SSMUH development. And from those worrying about the impact of SSMUH development on communities to those worrying about their properties being excluded from development and thus losing out on a potential increase in property value.

Most interestingly, there seems to be a divide along generational lines. As a rule, older DNV residents are generally more concerned about the impacts of SSMUH development, while younger residents appear to be more interested in seeing it happen. There is also a diversity of opinion about the province’s laws, with some seeing government overreach and large scale imposition of rules, while others are happy to see a government agency at least trying something new to address the housing crisis.

We in Blueridge will not be of a single mind about these laws, or about what their impacts will be.

Though this ventures into opinion, I continue to believe that adding multiple units to lots in Blueridge will be relatively rare for the foreseeable future. No doubt a few will occur, but they will probably happen when an owner wants to build additional dwellings for family members, rather than be driven by speculators or developers. Property values continue to be so high that units built on spec will be both high in price and relatively small in size, a combination that I believe makes them unlikely to be built at this time.

But what actually happens remains to be seen,

and no one really knows yet. DNV staff are at pains to point out that SSMUH development will be market driven, and what drives the market changes over time.

That said, in the long-term, substantial change is possible anywhere in the DNV, including here in Blueridge.

### **A Closer Look at Blueridge in Light of SCHMOO**

*Ed Note: To review colour coded areas on a DNV map of Blueridge, please point your smart phone on the QR code on this page and view the map while reviewing Jeff’s discussion:*

The orange areas on the map are tentatively classed as exempt from SSMUH development because of fire, creek (flooding) or slope-related hazards. In addition, other factors may add to the exempted areas. In particular, a transportation service review had not yet been completed when the map was presented. Other factors could reduce the exempted areas over time, if a hazard can be mitigated in some way.

Again, this is still an early draft based on a high-level analysis. It may change to allow more or less density, depending on many factors.

#### **Items of note:**

Blueridge areas are more challenging to service SSMUH development because of limited infrastructure (water, sewer, roads, power, etc.). Substantial infrastructure improvements will be required to support significant SSMUH development.

Green regions already have more substantial infrastructure, and are thus more readily able to support SSMUH, though infrastructure investment will still be required in those areas.

Blue dashed lines surround areas where six-unit SSMUH can occur in the district.

For those without a QR code reader, here’s a closer look at Blueridge, extracted from the map above.

Blueridge Map Link: [https://blueridgeca.org/wp-content/uploads/2024/04/map\\_bludridge\\_large.jpg](https://blueridgeca.org/wp-content/uploads/2024/04/map_bludridge_large.jpg)





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## The Joy of Music: *In a backyard very near to you*



Hello Blueridge:

For the fifth summer, we are thrilled to announce this summer's lineup of musical performers. So easy to attend-right in your neighbourhood.

### **MUSIC IN THE GARDEN - an Arroyo Affair**

Roxie & Don Giles' home: 1969 Arroyo Court, Blueridge

**Saturday, July 13, 4-6 pm:** Wild Blue Herons (Bill Sample & Darlene Cooper) & Jane Mortifee

**Saturday, August 10: 4- 6 pm:** Marcus Mosely, (accompanied by Diane Lines & Tim Porter)

**Saturday, September 7: 4-6 pm:** The Wahs (Cam Wilson, Andy Hillhouse, Brent Gubbels) Folk, pop, acoustic trio

\*TICKETS \$35 per show OR \$100 for all 3 events

Information and e-transfers to  
roxiemusic2017@gmail.com

Questions: email me or call 604 929 7864

Just bring yourselves (along with some libation and snacks; everything else is provided.) The garden can accommodate 60 and last year we were at capacity!

## *Dates to Remember*

Here are the important dates to remember:

Blueridge Good Neighbour Day - Saturday, June 15

World Rivers Day - Sunday, Sept 22

All Candidates Meeting (Provincial) - Tuesday, October. 8, 7 p.m.

Mount Seymour United Church, 1200 Parkgate Ave.

Deadline for Fall newsletter - Friday, Oct 25



## PLEASE STAY IN TOUCH!!

The BCA is on these social media sites; follow your favourite.

 Facebook: Blueridge Community Association

 Instagram: Blueridge\_\_Community

Web: [www.blueridgeca.org](http://www.blueridgeca.org)

Email: [info@blueridgeca.org](mailto:info@blueridgeca.org) • [newsletter@blueridgeca.org](mailto:newsletter@blueridgeca.org)