

# *Blueridge Bulletin*

## *June 2024*



Welcome to the June *Blueridge Bulletin*! This is an eclectic issue, covering a wide variety of topics. Some are fun (like Blueridge Good Neighbour Day) and some more serious (like the future of the chlorine plant just south of Blueridge, and more about Small-Scale Multi-Unit Housing, which was a very popular topic last month). And that's just for starters: the schools close in June, there is roadwork coming to the parkway, and so much more.

As a result, it seemed wise to open with a photo of the Baden Powell trail, a green and shady place to get away from things if (or when) they get a bit overwhelming. This particular trail entrance is off Hyannis Drive, just past Berkley. It goes southwest towards Fisherman's Trail and the Seymour River.

We hope you enjoy this month's *Bulletin*, and as always we're happy to hear your suggestions and get your article and photo submissions. We have submissions from several new contributors this month, and we thank them very much, as well as all our regular writers! Please [let us know how we're doing](#) when you have a moment.

See you at on June 15th for **Blueridge Good Neighbour Day!**

## Table of Contents

- Blueridge Good Neighbour Day 2024!
- Small Scale Multi-Unit Housing: Common Questions
- Lessons Learned from New Zealand's Density-Zoning Changes
- Changes Coming To Mount Seymour Parkway
- The Future of Chlorine Production at the Chemtrade Facility
- Please Slow Down for Wild – and Other - Life
- DNV Traffic Calming Program
- Scholarship Winner Got an Early Start at Volunteering
- BCA AGM Was A Success
- June Update from Blueridge Elementary
- End of School Thoughts from Seymour Heights Elementary
- Music In The Garden 2024
- Newest Blueridge Spirit Award Winner: Melissa Brotz
- New Family Finds Blueridgers Are a Welcoming Lot!
- Community Board Survey Results
- Welcome to the Official 2024 Gardening Season!
- Notes from the Sausage Factory
- In A Nutshell - short items
- Newsworthy - links to locally relevant news stories you might have missed
- Important June Dates
- Project Community - deals for Blueridge Residents

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- Stay Connected with the BCA
  - Subscribe to the *Blueridge Bulletin* - If you haven't already
  - Submit an Article to the *Blueridge Bulletin*
  - Sponsors - These businesses help support BCA programs

## Features



## **Blueridge Good Neighbour Day 2024!**

Kiana Amini

### **Join Us for the Fantasy Parade!**

**Date:** Saturday, June 15th

**Time:** 10:45 AM Sharp

**Location:** Berkley/Hyannis

**Theme:** Fantasy

Step into a world of enchantment at our Fantasy-themed Parade! This magical event promises fun and excitement for all ages, so gather your family and friends and join us for a memorable day.

### **Exciting Activities and Attractions**

- **Bouncy Castles:** Bounce to your heart's content in our fantastic bouncy castles.
- **Face Painting:** Transform into your favorite fantasy character with our skilled face painters.
- **Arts and Crafts:** Unleash your creativity at our arts and crafts stations, perfect for all ages.
- **Games and Prizes:** Participate in a variety of fun games and win amazing prizes.

Find a full list of activities here: <https://blueridgeca.org/blueridge-good-neighbour-day-2024/>

## **Bare Refillery**

Need soap, shampoo or other essentials? Don't forget to bring your refillable bottles! More info here: <https://barerefillery.com/about>

## **Meet Whitecaps Mascot Spike**

We're excited to announce a special guest appearance by **Whitecaps Mascot Spike!** Come and meet Spike from 2:00 PM to 3:00 PM. This is a fantastic opportunity for kids to take photos and make wonderful memories with their favorite mascot.

## **Beer Garden**

Relax and enjoy a refreshing drink in our exclusive Beer Gym area. **Remember to bring your ID** to gain entry. It's the perfect place to unwind and socialize with other community members.

## **Call for Volunteers**

We need your help to make this event a success! If you're interested in volunteering, please contact us at: [volunteer@blueridgeca.org](mailto:volunteer@blueridgeca.org). Your support and participation are crucial to the success of our community events.

## **Chess Tournament Sign-Up**

Are you a chess enthusiast? Show off your strategic skills at our community chess tournament! To sign up, email: [blueridgechessclub@gmail.com](mailto:blueridgechessclub@gmail.com). All ages and skill levels are welcome!

## **Cakewalk Donations**

We are seeking delicious cake donations for our cakewalk. If you can contribute, please reach out to: [nicole.m.parfitt@gmail.com](mailto:nicole.m.parfitt@gmail.com). Your homemade or store-bought treats will help make this event even sweeter.

## **Silent Auction**

Support our community by participating in our silent auction. Bid on a variety of fantastic items, with all proceeds going towards community projects and improvements. It's a great way to contribute while getting something special in return.

Thank you for your continued support of the Blueridge Community Association.

We look forward to celebrating with you at the Fantasy Parade!

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**SUSIE CHANT**

NORTH VANCOUVER-  
SEYMOUR

## **Small Scale Multi-Unit Housing: Common Questions**

The Office Of MLA Susie Chant

***Editor's Note:** This article is longer than our guidelines suggest, but the SSMUH issue is important to everyone in Blueridge and beyond. As a result we felt it made sense to share it in full. It's available [on the BCA website](#) as well, for those who prefer to read it there.*

Last month, your Bulletin editor published a very detailed and informative piece about the upcoming Small Scale Multi-Unit Housing Zoning (SSMUH) coming to Blueridge, and across the province. There is not a lot to add to that, but we are grateful to have received some comments and concerns from folks that this article will attempt to address. The DNV is not introducing their SSMUH zoning bylaw until June, so the final bylaw is still unknown, but we will respond to some options for the bylaw, based on proposals the DNV has released. This article is templated in an "FAQ" style to hopefully make it easier to read and find what you are interested in.

As always, this article is not an exhaustive response to everything, but should provide some more information for people. If you have further questions or concerns on this subject, I encourage you to please reach out to our office at [Susie.Chant.mla@leg.bc.ca](mailto:Susie.Chant.mla@leg.bc.ca).

**The DNV has created a map of areas that may be exempt from the SSMUH, as well as areas that will be challenging to accommodate density. Will these zones be honoured? Can they be overruled?**

All of Blueridge falls under either "exempt" or "challenging" zones. These zones are created by the DNV based on the data and information they have available. The only provincial requirement on this is that the zones are not unreasonable. Zones that are challenging may be subject to a delay before SSMUH zoning comes into effect, to allow the DNV to get services updated to accommodate density, or allow for less density than 4 units per lot. One proposal by the DNV includes allowing "challenging" lots to have secondary suites and coach houses still. Exemptions are based on natural hazards, like slopes and rivers, that

make increased density not feasible. We will honour these zones, and should hazards or conditions change, the DNV has made it clear they will review and update these zones. Our government will not be overruling these zones, as we trust the DNV to act in good faith based on their local knowledge. Zones can be hyper-localized or broader, so if a neighbourhood, or block of houses goes through risk mitigation work that meets the municipal standards to negate hazards, the DNV could rewrite the exemption zone. This will not be something handled by the provincial government.

**This zoning and the associated bills reduce municipal powers to get money for infrastructure and amenity improvements necessary for growth. How will these things be paid for?**

Bill 46 creates the Development Cost Charge (DCC) – which can be considered an upfront community amenity contribution (CAC). DCCs allow for better transparency and cost determinations for developers and will help cover infrastructure costs for developments in areas that fall under SSMUH or Transit Oriented zoning. This bill was created after consultation and feedback from municipal officials to respond to this exact concern. This change also allows municipal governments more flexibility in how they allocate the revenues collected, as DCCs can be used for services like fire protection, waste facilities, and highway on/off ramps. Before these changes, CACs could not be used on these types of services. It should also be noted that the DNV can waive DCCs, or portions of, for building affordable housing. If there are shortfalls that any municipality faces in achieving the needed infrastructure for development, our government will be there to help. North Shore municipalities have already received over \$30 million in the last year to help improve infrastructure and capacity, and this is something we will continue to be ready to assist on.

**Will these changes remove municipal powers, making our government less responsive to their citizens due to the inability to hold public meetings regarding developments that are in line with an OCP?**

The changes will mean that public input on the official community planning process will become more important, and these opportunities will now occur in all municipalities on a more regular basis. This will also help connect public input to the big-picture planning process for each community – which will be based on an expert assessment of local housing needs.

People will continue to have opportunities to provide input on their neighbourhood's housing projects to city staff directly. Local governments will need to issue a notice early in the approvals process for a housing project. In many communities we already see good systems for sharing information and

helping residents track projects through the process. But overall, these changes are meant to move away from the current process, which has slowed down needed housing approvals.

**Transit oriented area zoning (TOAs) seem to be very general and do not consider local contexts, will this cause issues in areas around Phibbs Exchange and CapU bus loop?**

Short answer: no. The TOAs that have been making the rounds on social media are only from the policy manual. In the end, the DNV will have final say on what the zoning looks like, and can exempt areas that are hazard zones, industrial use, parks, heritage zones, or agricultural land, amongst a few other exemptions. The policy manual only sets out the areas that the DNV does have to provide zoning or explain exemptions for. This allows DNV local knowledge to make sure that the zoning still makes sense.

**There is nothing in SSMUH or TOA zoning legislation that specifically focuses on affordable housing. How will this make housing more affordable?**

SSMUH is not intended to provide below market housing, but allow for more flexible housing options, that can improve supply, and improve affordability. This is just one piece of the large puzzle that is our housing market, and will be supported by continued significant government investments in social and affordable housing. Where SSMUH may have the largest impact is in its potential for creating multigenerational housing for families to live together. This flexibility can address both supply and demand in housing, providing an affordable option for seniors to age in home with their family, while providing families a space to grow and play together. When Auckland, New Zealand, implemented similar zoning changes, rents did fall over the course of 5 years due to the new supply and flexibility of housing.

The other answer to this is that Development Cost Charges, which will apply to SSMUH and TOA zoning, can be waived in part or in full for affordable development. This will allow for developers to still provide affordable units in new developments. This allowance, plus our government's commitment to provide funding for affordable housing through many different programs and grants, will combine to work and create affordable housing faster in communities that need it most.

**Will my property taxes go up because of these changes?**

Because the SSMUH zoning is applied across the province in every municipality, we do not expect this change to dramatically increase home

values in North Vancouver, especially since the density increase is very small. For homes that are in exemption zones, due to hazards, we do not expect those home values to drop either. People still want single family homes, and we are not going to see a rush of developers trying to buy up neighbourhoods to build duplexes or triplexes. The change to North Vancouver's neighbourhood landscape is expected to be very minimal, and the change to Blueridge is expected to be even less, just due to neighbourhood character, including a lack of nearby transit and amenities. The July 1st property tax assessment date, with the June 30th deadline also gives our province a year to monitor changes in property value and determine if supports or other steps are needed, since there should be no changes reflected in this year's valuation.

If you have concerns about your property potentially spiking in value, BC Assessment has a section 19(8) form that can be filled for residents who have lived in their home for 10 or more years. You can fill out the form anytime between now and the end of November, and it will be considered for your assessment next year, to assess at a lower value. [You can find the form here](#), and you can reach out to our office for assistance in filling it out.

### **The time frame for municipalities to rezone and make the needed legal changes is incredibly tight. Why are the deadlines so short?**

The DNV was given months to plan and prepare for these changes. These changes do not require any new data or information, but we have also provided an option for municipalities to seek delays to the implementation of SSMUH zoning should there be challenges or issues in a particular neighbourhood. We have also provided municipal governments with money to improve their capacity to manage all these new legislative requirements. The DNV got over \$500,000 in funding for this, with money going to improve staffing and allocate resources to meet these deadlines.



### **Lessons Learned from New Zealand's Density-Zoning Changes**

Jim Hanson, Councillor District of North Vancouver

Recent Provincial Legislation (Bills #44 and #47) bring a new era of higher density zoning across our Province. The aim of this legislation is to require Local Governments to permit multiplex housing on lands previously zoned for single-family housing (Bill #44) and to permit significant densification near transit zones (#47). The aim of the legislation is to increase the supply and diversity housing and improve affordability.

The escalating cost of housing is a world-wide problem. New Zealand, for example, has for years experienced housing costs that are challenging for many to afford. New Zealand's major city Auckland ranks just behind Vancouver as one of the world's least affordable communities on a price-to-income basis. Like British Columbia, New Zealand has a long history of prioritizing single-family zoning and a preference for single-family housing as way of life for families.

Of importance for policy makers in British Columbia is the fact that starting in 2016 New Zealand introduced legislation similar to our Bills #44 and #47. The Auckland Unitary Plan of 2016 up zoned three quarters of its residential areas to allow higher-density housing, while in 2021 the New Zealand national government passed sweeping zoning reform that effectively abolished single-family zoning throughout most of the country's major cities.

So what has been the result? While it is true that differences in geography and local economic factors will inevitably influence the outcome of any such zoning reform, we can reasonably look to New Zealand to give us some perspective on the likely impacts of Bills #44 and #47. In terms of New Zealand's affordability ranking, there is some reason to believe that the changes have improved housing affordability in Auckland. While Auckland was ranked as the 4th least affordability city world wide in 2016, it is was the seventh least affordable in 2022. Vancouver, meanwhile, held its ranking as the third least affordable city throughout this time frame.

In Auckland these changes have been associated with an increase in residential construction, notably a major rise in attached and medium-density units (building permits in the city increased from 6,000 in 2015 to 14,300 in 2020). Another outcome has been an increase in housing construction in areas closer to the city centres and in areas with better public amenities, notably neighbourhoods with better transit.

While the analysis can only be preliminary at this stage, given the time lags involved between zoning changes and residential construction, it would seem that in New Zealand the greatest impacts have been in areas with the greatest development potential (near to the city centres, close to transit and services) while the farther out suburbs have seen the least impact. In the areas that are most desirable for re-development (near transit and amenities), there has been an escalation in land costs with developers bidding up prices.

In the short term, the biggest economic winners from the zoning changes have been owners of older single-family homes near to transit who have seen a further escalation of their land values. At the same time, research indicates that renters and those seeking affordable ownership options have found some price relief as a result of these reforms.

Based on the New Zealand experience, we can expect Bills #44 and #47 to result in more housing and eventually lower costs on a relative basis, but positive price impacts will not occur quickly. With this increased housing supply will come increased populations, with more demand on essential services and infrastructure, more traffic congestion, greater demands on public transit, busier hospitals, to name only a few impacts, with taxpayers footing the bill for necessary upgrades and expansions.

In the years that follow, we will be better able to assess the full impacts of this higher density and its consequences for both the economics and broader livability of our communities, positive and negative. In the short term, we need to pursue different strategies if we wish to address immediate issues of affordability and homelessness.

For my part, I will speak out for a collaborative approach between Provincial government and Local government on housing issues and for making sure that the housing we are building is the housing we most urgently need.

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## Changes Coming To Mount Seymour Parkway

Jeff Powell

If it hasn't started already, keep an eye out for construction on Mount Seymour Parkway between Seymour Boulevard and Mount Seymour Road. Two major changes are coming:

- Improved bike lanes to enhance safety for cyclists
- A reduction in the speed limit from 60 KPH to 50 KPH

The [DNV web page about this project](#) has more information, but the key points are that accidents are too common, speeds are too high, and that "speeding continues to be the largest contributing factor for fatalities in BC, more than distracted or impaired driving."

Construction was scheduled to start in May.

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## **The Future of Chlorine Production at the Chemtrade Facility**

Jeff Powell

Recently we learned that Chemtrade, an industrial company located at 100 Amherst Avenue, is looking to extend its lease and continue producing chlorine at that location. The existing lease requires production to halt by July 2030. Currently they produce the majority of chlorine used in BC and Alberta, and one of their largest customers is Metro Vancouver, which uses it to sterilize the water we drink.

Chemtrade has released a [Community Newsletter on this topic](#) that provides background information.

A key point is that chlorine is highly toxic, and it can cause other substances to burn more aggressively. That makes a chlorine production facility a difficult neighbour, one that increases risks and insurance costs for everyone nearby. A spill could have significant impacts, and winds could push chlorine gas into Blueridge and other nearby areas. Already near the Chemtrade facility are a school, a preschool, and the North Shore Recycling and Waste facility, among others. In addition, the District currently has plans to add substantial new housing units in the Maplewood area in the coming years.

There are pros and cons to extending Chemtrade's ability to produce chlorine. If you'd like to learn more, [Chemtrade is hosting two meetings on this topic](#) on Thursday, June 6 at the Holiday Inn on Lillooet Rd, one from 2-4 pm and the second from 6-8 pm. These meetings will present the same information. There is no need to attend both.

In addition, these two articles from the North Shore News discuss the issue in some depth:

- [Chemtrade Wants to Continue Chlorine Production](#)
- [New Hazard Maps Shed Light on Maplewood Development Risk](#)

Finally, there is a [page dedicated to this issue](#) on the BCA website that is being updated with any new information that becomes available.

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### **Please Slow Down for Wild – and Other - Life**

Holly Reisner, North Shore Black Bear Society

At the North Shore Black Bear Society, we so often receive wonderful reports of sightings of local bears and other wildlife. One of the highlights of our day is opening the photos and videos that residents send us.

But, at times the news isn't as uplifting. Sadly, we know that in recent weeks there have been three deer killed by vehicle strikes and a bear hit by a vehicle in our area. The bear ran away and was later seen moving well, so we hope it fully recovered. One of the deer and the bear were hit on Mt. Seymour Parkway, the other two deer in the Deep Cove area.

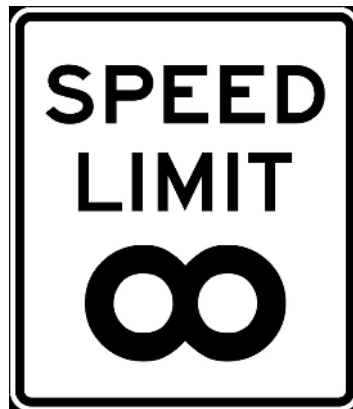
We would like to take this space to ask everyone on the North Shore to please slow down. There are so many reasons to do so: bears and deer that cross over our streets; pedestrians young, old and in between, sometimes with dogs; cyclists; and your fellow drivers! Arriving a minute or two earlier is simply not worth the potential risk to others and to yourself.

Some excellent news in this regard is the upcoming lowered speed limit on the

Parkway, and improved separation for cyclists. We know that speeds much higher than the posted 60 km/h are common. One problem area is the downhill stretch south of Browning Place. Bears have been hit there in past years, and this spring we had reports of bears crossing the Parkway at that area, probably because of Hogan's Pools Park providing greenspace for them on the other side. When these things happen, we put signage up to try to remind residents that there are bears in the area.

Other speedy areas include Berkley and Delbrook. And the Upper Levels Highway is usually the site of one or two bears hit by vehicles each year. Bears, deer and other wildlife simply didn't evolve with traffic, and they don't have the skills needed to evade our cars.

So, please take your time driving, for the sake of the wildlife. For inspiration, we've shared a recent photo of one of our local black bears, taking time to slowly enjoy a feast of spring grass, which is one of the most important natural bear foods for this time year.



### **DNV Traffic Calming Program**

Wendy Love and Jeff Powell

Speeding has come up multiple times in this issue of the Bulletin. In addition, there have been discussions in the [Blueridge Neighbours Facebook](#) group about specific cars seen being driven dangerously, and in one case without regard for children crossing Berkeley. In response, a resident brought up the DNV's traffic calming program.

That program takes input from DNV residents and selects one location per year for deeper consideration based on the number of complaints and other considerations including speed and traffic volume data. DNV staff work with

residents in the area to identify and implement traffic calming measures. In 2024 the selected location was a section of Delbrook Avenue, and the chosen traffic calming measures will be implemented by the end of the year.

If you have concerns about speeding in your part of Blueridge, you can submit your concerns to this program. To do that and learn more, visit:

<https://www.dnv.org/streets-transportation/traffic-calming-program>

Maybe somewhere in Blueridge will be selected for 2025, and real improvements can be made.



Anni Danielson, Ava Cortiula, and Lesley Brooks at the BCA AGM Scholarship Presentation

## **Scholarship Winner Got an Early Start at Volunteering**

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.

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. She 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!



*DNV Mayor Mike Little and BCA Board Chair Eric Andersen*

### **BCA AGM Was A Success**

Many thanks to everyone who joined us at the BCA's Annual General Meeting. In particular we had three notable VIPs: DNV Mayor Mike Little, DNV Councillor Jim Hanson, and DNV Councillor Herman Mah.

The key points brought up in the general presentation were:

- The latest winner of the Eric Andersen BCA Scholarship is Ava Cortiula. See the article above for more about Ava's amazing volunteer career so far.
- The newest winner of the Blueridge Spirit Award is Melissa Brotz. Sadly she couldn't join us - she was busy helping someone! - but see the article below for more about Melissa's worthy win.
- Nearly all of the BCA's board will continue on for another year. Only Ruth Hanson is stepping back, though she will be available for volunteer work. Everyone thanks Ruth for her efforts over the years.
- The BCA's finances remain strong.
- Our communications outreach continues to grow.

At this point the meeting was turned over the DNV Mayor Little, who made a number of general comments about things happening in and around Blueridge, including the work coming to Mount Seymour Parkway, traffic, the eastern extension of the Spirit Trail, SSMUH, and other topics. He took questions from the audience as well.

If you couldn't make it, we have the documents from the meeting uploaded to [the BCA website](#). We hope you'll join us next year.



Blueridge  
Elementary

### **June Update from Blueridge Elementary**

Loretta Roth

As the school year winds down, here are a few items that have come up at Blueridge Elementary.

#### **UXO (Un-Exploded Ordnance) Presentation**

We know the kids really liked the informative presentation that took place last month regarding the Blair Rifle Range area in our neighbourhood. Students learned to follow the plan if they see an UXO:

1. Do not touch it
2. Remember where you found it and return the same way you came.
3. Tell an adult to call 911.

There is a team on site searching the area currently. It is unlikely that a passerby will find an UXO, however, our students are now aware of what to do and what different UXO's look like after almost 100 years of being exposed to the outdoors. For more information, visit [Practicing UXO Safety at the Former Blair Rifle Range, B.C.](#)

### **Grade 3 Artist-in-Residence Workshop**

Two lucky Grade 3 students - Isla Roth and Imaan Hirji - were chosen to participate in a two-day Grade 3 drawing Artist-in-Residence Workshop with professional artist Sandeep Johal. The AFK Artist-in-Residence programs provide vital skills training and the necessary dedicated time and focus that gives young artists the rare opportunity to immerse themselves in creativity and art making. During two school days, Isla and Imann will work with Johal learning techniques for drawing and painting animals and foliage. They will also learn about colour theory and will contribute to a collaborative large scale mural.

### **Parent's Social Event**

The BPAC is also hosting a Parent's Social and fundraising event, Saturday June 1st, 6:30 pm at the North Point Brewery.

### **Grade 7's Grad Reception**

Held on Thursday, June 27th at 2pm. Come join the fun!

**Congratulations to our Grade 7 grads!**

**One final note:** as the school year ends, our students will be out and about on weekdays once again. Please keep an eye out for children when driving or biking! Thank you!



**SEYMOUR  
HEIGHTS**  
ELEMENTARY

**Seymour Heights  
Elementary**

*North Vancouver School District*

## **End of School Thoughts from Seymour Heights Elementary**

Erin Bulycz, SHPAC Chair

I'm currently enjoying a warm coffee while listening to the rain feed my lawn and garden and I am feeling immense gratitude for having access to the lush and beautiful nature that is in our backyards, or just steps away. It is my uninvited privilege to live here on the unceded lands of the Squamish and Tsleil-Waututh nations, the original and continued stewards of this land. Despite my absolute obsessive love for the rain, I am looking forward to the summer break where we can find new ways to take care of this space we have the privilege to call our home.

And speaking of summer, the countdown is on! These last four weeks of the school year are both exhilarating and stressful for all: students, parents, and our mighty teachers! As we prepare for this seasonal change, Seymour Heights is running on high gear! In the beginning of June we have our first Multicultural Potluck Community Event where we have invited all of our families from our school community to bring a dish of their country of origin to share. We are hoping for great weather (or at least just not pouring rain!) as we have planned to set up outdoors beside the playground for the kiddos to get their after school beans out!

The following week we have our annual Heights Night fundraiser at Good Co, also marked by the end of our silent auction. Please check it out and bid <https://event.auctria.com/a375f1d4-6f1d-4886-9c54-8ae43c50d4e3/>. The auction is open to everyone! We are hoping to raise funding for upgrades to both classroom devices and the presentation system in our gym.

Thank you to all our community partners! We have worked with so many of you this year: researching and discussing, event planning, and gratefully accepting your services and items for our fundraising efforts. Our Seymour Heights families thank you for your support!

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## **Music In The Garden 2024**

Roxie Giles

Hello Blueridge! For the 5th 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

- **Saturday, July 13th, 4-6 pm: Wild Blue Herons** (Bill Sample & Darlene Cooper) & Jane Mortifee
- **Saturday, August 10th: 4-6 pm: Marcus Mosely** (accompanied by Diane Lines & Tim Porter)
- **Saturday, September 7th: 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](mailto:roxiemusic2017@gmail.com)

Questions: email 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 to capacity!

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Melissa Brotz, Amanda Guest (and Casey)

### **Newest Blueridge Spirit Award Winner: Melissa Brotz**

The Blueridge Spirit Award recognizes residents who show enthusiasm and passion for the community. This “pay it forward” award is passed on when the current holder of the award selects a new winner within three months.

The latest recipient of the Blueridge Spirit Award is Melissa Brotz. Here, Amanda Guest (the previous winner) tells us why she chose Melissa:

I first met Melissa 5 years ago when my family moved onto her street in Upper Blueridge. From the very beginning I knew she was one of the most giving people I had ever met. Melissa is always thinking of other people and helping with small but meaningful gestures: bringing gifts to an injured child, soup and groceries for a sick family, flowers when someone has lost a loved one, driving people to medical appointments early in the morning and always helping when she sees someone that could use the help but won't ask for it. When my family had to isolate at home during the early days of Covid she brought food and gifts for the kids and made our 6-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 volunteering in their clothing store and helping with their Holiday Basket

program. 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, Chantelle Iacobellis Legacy Fund, the hot lunch program in Nova Scotia, 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. Sadly, this will be her last year of volunteering with us 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, driving to a field trip, being a class rep, cleaning out the BPAC 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 way in advance. I can also rely on her to be willing to help at the last minute when a popcorn popper isn't able to do their shift. I often sign up to do popcorn and/or Hot Lunch when I see Melissa has signed up as she is so enjoyable to be around as her enthusiastic and kind spirit is infectious.

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

Eric Andersen, BCA Board Chair, adds:

On behalf of the Blueridge Community Association's board I would like to congratulate you on being the latest recipient of the Blueridge Spirit Award, deservingly picked by the previous winner, Amanda Guest.

You definitely deserve it with the amount of community work that you are doing!

It's a real pleasure for all of us to have neighbours like you living in our own community.

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## **New Family Finds Blueridgers Are a Welcoming Lot!**

Matt Chambers

Welcome Joe and clan (the newcomers featured in the [April Bulletin](#)), 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!

*Welcome to Blueridge* provides newcomers with an opportunity to introduce themselves to the community. 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)



## Community Board Survey Results

Jeff Powell

Back in April we asked about possible locations for a Community Board, like the one shown above.

There was a clear winner from the options provided. Fully two-thirds of respondents picked the bottom of Berkley Road near Mount Seymour Parkway

as their preferred location, with the remaining votes split over other choices. Detailed vote totals are on the [BCA website](#).

The BCA board has all the information and will work out the next steps in the coming months.



## Welcome to the Official 2024 Gardening Season!

Emilie Currie

If you're not familiar with the Blueridge Sharing Garden, it's a community-led initiative promoting sustainability and community engagement through gardening. Our garden offers a space where people can share knowledge, resources, and a love for nature. It's a place to connect with the environment and learn the joys and benefits of growing your own food.

How does it work? Our garden operates with three main types of boxes:

1. **Privately Rented Boxes** are available for a seasonal fee and are tended by the individual renters, who may choose to share their surplus as available throughout the season during our Work Party days.
2. **Sharing Boxes** are designated plots that are collectively maintained, and harvests are donated to local community food organizations.
3. **The Herb Garden**, also volunteer-maintained, invites the community to help themselves to herbs – just please be sure to leave some for others!

Unless signage clearly indicates it is okay to harvest the plants, please do not pick the food or flowers from gardens – Our volunteers and gardeners work hard to maintain the garden, and the harvests are the much-anticipated result of a season full of dedication and effort.

Recently, we replaced several of the garden boxes that had deteriorated. This replacement was essential to ensure the garden remains a safe and enjoyable space for everyone. This project's success was made possible by the generous support of the District of North Vancouver's 2024 Sustainability Grant. Their commitment to sustainability and community development is invaluable, and we are deeply grateful for their support.

We would also like to acknowledge the generous and ongoing support from United Strangers Coffee for providing a supply of hot coffee for gardeners and volunteers during our recent Box Rebuild events and work parties over the years.

We will be hosting monthly volunteer and community events throughout the summer. Keep an eye on socials for updates on when these events are taking place. We look forward to another thriving growing season and hope to see you at the sharing garden soon!



## **Notes from the Sausage Factory**

Jeff Powell

These are highlights from DNV council meetings, intended to help Blueridge residents keep up with local government happenings that may impact our

neighbourhood. Not every item before the council is mentioned.

### **April 29, 2024 Workshop:**

This workshop gave the Council a chance to review and ask questions about a report on the contributions of the District and partner agencies that support social and supportive housing covering 2011 through the present time. The District's contributions over that time are over \$241 million. In addition, the DNV is poised to meet the five year supportive housing requirement from the Province with two projects currently in development, well before the end of the reporting period. Not much here directly affected Blueridge, but there was extensive discussion about the need for affordable housing of various kinds, and even some dissension over whether or not this report was useful in assessing that.

### **May 6, 2024 Regular Meeting:**

This meeting covered a lot of technical items, almost none of which directly impact Blueridge. Most importantly, the property tax increase of 7% was finalized. Other possible items of interest: an economic development strategy for the District was accepted, but not without some concern over the specifics, and the creation of an Economic Advisory Committee was voted down. A motion to get District functions to include more plant based food options passed. Other agenda items before the Council were either not relevant to Blueridge or involved technical reports that must be submitted to the Province.

### **May 13 2024 Workshop:**

This workshop covered two issues which may indirectly affect Blueridge residents. The first item was a report about possible ways to improve public participation in local government. A group from Simon Fraser University has been researching ways to increase public participation, including internet based input well in advance of issues coming to council and citizen's assembly to review and research issues deeply to provide input to council. The North Shore News wrote [an article about this](#). The second item was the path of the eastern extension of the Spirit Trail, from its current end at Windridge Park to Deep Cove. There were many people in the audience concerned about running the trail along residential streets, and various options are under consideration. Again, the North Shore News wrote [an article detailing these discussions](#). There will be opportunity for public input on the route in the future.

### **May 27, 2024 Regular Meeting:**

Agenda items at this meeting covered several topics, all important but not

directly relevant to Blueridge. There was a delegation from the North Shore Safety Council - home of Elmer the Safety Elephant - about their efforts to keep Canadians - particularly children - safer. Next was a rezoning application for a development in Lion's Gate Village, which was sent back to staff for rework. Then a loan to continue developing the new Fire and Rescue Centre and put artificial turf on Argyle field was approved. (DNV debt levels are low and very conservative.) The last scheduled agenda item was a motion by Councillor Pope directing staff to look into ways to create short term transitional housing to help the homeless. All motions passed.

Two items did relate to Blueridge. During the opening public comment period, In-Ah Mellor and Elmira Nazar - introduced by Eric Andersen - addressed council about Blueridge Good Neighbour Day, inviting them to attend. And during the Reports presentation at the end, Mayor Little mentioned attending the BCA's Annual General Meeting. He was particularly impressed by the BCA's printed newsletter and that it is delivered by volunteers to everyone in the neighbourhood.

- - -

Those wanting more information can attend council meetings in person or online, or watch the recording of a meeting after the fact. You can comment about issues before the council via email or by attending a meeting. Information about all these options is available at <https://app.dnv.org/councilsearchnew/>.



### **In A Nutshell**

- **Why shouldn't you fight with a rain cloud?** It'll storm out on you.
- **Fire Danger On The Rise** - it may be hard to believe given our recent rainy weather, but we will see high fire danger this year. In fact, it was raised to Moderate on May 15th, but came back down again with cooler,

rainy weather. January may keep it down for a while, but the hot weather will return, and with it comes the risk. Blueridge is built in the woods, and even a cigarette butt in the leaf litter on the street could be enough to cause a disaster under the right conditions. If you want to know the current fire danger level, the [BCA website's homepage](#) is always up to date and it links to the [DNV's forest fire prevention page](#). There's also fire prevention information on our [Resources page](#).

- **Why didn't the light rain hit the target?** It just mists.
- **Dogs and the DNV** - Did you know that the District is in the midst of working on a strategic plan related to People, Dogs, and Parks? It's true. Phase 1 began in the fall of 2023 and included collecting public input at the time. But more input will be needed later this year, once the draft plan is completed. You can learn more at <https://www.dnv.org/parks-trails-recreation/dog-plan> and we'll keep you in the loop here as well. We know Blueridge residents love their dogs.
- **What does a raincloud wear under his raincoat?** Thunderwear.
- **The Bears Are Out!** - They've been seen on the trails, in the parks, and have even knocked over one fence I know of. As always, they are hungry and will definitely take the easiest food they can get, which is often our garbage and green waste bins. The [garbage and recycling page](#) on the BCA has suggestions on how to avoid that, which is better for everyone, including the bears.
- **Why do mama kangaroos hate the rain?** Because on those days the kids have to play inside. (*Ouch!*)
- **Water** - Metro Vancouver remains in **Stage 1 water conservation rules** despite recent rains. Lawn watering is limited to just once a week (Saturday or Sunday, depending on your address) and it will stay that way until at least October 15th. Details of the [current water restrictions](#) are always listed near the bottom of the [BCA website's homepage](#).
- **What did one raindrop say to the other as it ran off the road?** This is a grate day!
- **What's Missing?** - Do you have a short item for next month's *Blueridge Bulletin*? If so, see the *Submit an Article* section below for details on how to send it in.
- **If the orchestra is playing and a thunderstorm hits, who is most likely to be hit by lightning?** The conductor.
- **Fisherman's Trail Closure** - Regular users of Fisherman's Trail will know it is closed on the west side of the river due to a washout ([map](#)). More recently, Metro Vancouver has announced the southern extension of the trail - from the Seymour Suspension Bridge down to Riverside Drive will

be closed intermittently starting June 5th for the final phase of the trail upgrade. There's a [sign at Hyannis Point](#) with some details.

- **Is your editor sorry about this in any way?** No, definitely not. It was pouring as this was written and that's what happens.
- **Why do cows lie on each other during the rain?** To keep each udder dry.



## Newsworthy

News articles and other items that Blueridge residents might find interesting or useful.

- [Provincial Short Term Rental Rules Now In Effect](#) - DNV specific rules still coming
- [Updated Phibbs Exchange Reopens](#) - making bus transit better on the North Shore
- [Wildlife and Cars](#) - we all need to slow down
- [Metro Vancouver Considers Alternate Payment Options for North Shore Wastewater Plant](#)
- [Search and Rescue: North Shore](#) - the second season of this show started on May 28
- [Did the Lower Lynn Project Improve Traffic Flow?](#) - it's complicated
- [Speed Limit to Drop on Mt Seymour Pkwy](#) - see the article above as well
- **Chlorine Production at Chemtrade Facility**
  - [Chemtrade Wants to Continue Chlorine Production](#) - this plant was the site of the false alarm chlorine leak in December 2023
  - [New Hazard Maps Shed Light on Maplewood Development Risk](#) - with multiple serious hazards including possible industrial accidents,

extensive development here poses questions

- **Catalytic Converter Thefts**

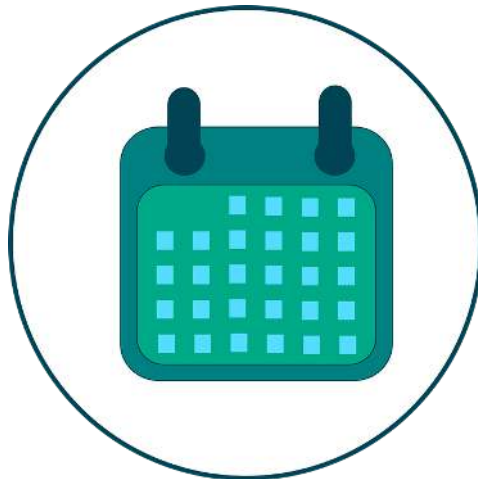
- [Catalytic Converter Thefts Increase in North Van](#) - the good news: Blueridge is not listed as impacted at this time
- [Thieves May Be Targeting Hyundais](#)

- **Heat Pumps**

- [Heat Pump Information from the DNV](#) - if you are looking into updating your home heating and air conditioning
- [Heat Pump Rebates Going Up](#)

- **Schools**

- [North Van School District Taps Rainy Day Fund to Balance Budget](#)
- [SD44 Trustees Give Themselves a Raise](#)



### Important June Dates

- **June 3, 2024** - Windsor Secondary PAC meeting (7:30 pm in the library)
- **June 5, 2024** - Windsor Secondary final band concert, 7 - 9:30 pm, Kay Meek Theatre, West Vancouver
- **June 5, 2024** - [Meet MLA Susie Chant and DNV Mayor Mike Little](#); Lynn Valley Library, Fireplace Lounge; 11 am - noon. Drop in.
- **June 6, 2024** - [Two public meetings](#) about the future of chlorine production at the Chemtrade facility south of Blueridge. Held at the Holiday Inn on Lillooet Road, 2-4 pm and 6-8 pm.
- **June 7, 2024** - Windsor Secondary year end choir concert, 7:30 pm in the Wolves Den (multipurpose room)
- **June 15, 2024** - [Blueridge Good Neighbour Day](#) - 11 AM – 3 PM at Blueridge Elementary School
- **June 16, 2024** - Father's Day

- **June 17, 2024** - Federal taxes due for self-employed Canadians
- **June 20, 2024** - [Meet DNV Mayor Mike Little](#), Parkgate Community Center, Senior's Lounge; 4:30 - 5:30 pm. Drop in.
- **June 20, 2024** - Seymour Heights Elementary PAC meeting (7 pm in the library)
- **June 21, 2024** - [National Indigenous People's Day](#)
- **June 21, 2024** - Windsor Secondary - Last day of school
- **June 25, 2024** - [Meet MLA Susie Chant](#); Parkgate Library, Fireplace Lounge, 10-11 am. Drop in.
- **June 25, 2024** - [Meet MLA Susie Chant](#); Lynn Valley Library, Fireplace Lounge, 7-8 pm. Drop in.
- **June 27, 2024** - Blueridge Elementary, Seymour Heights Elementary - Last day of school
- **June 27, 2024** - [Canadian Multiculturalism Day](#)

Notes:

- Our local schools - even the two elementary schools, Blueridge and Seymour Heights - have differing schedules and do not always have the same short days or days off. If in doubt, check the official calendar for your specific school.
- Blueridge Elementary ends school at 2 pm on Wednesdays while the rest of the week days end at 3 pm. This is not the case for Seymour Heights Elementary.
- If you're looking for these dates later, they are all on the [BCA Events Calendar](#).



Everybody loves saving money! Project Community helps Blueridge residents by finding discounts on products and services and passing them on to you. Here are this month's offers!

If you use one of the companies offered through Project Community please give us your feedback. Send us an email at [info@blueridgeca.org](mailto:info@blueridgeca.org). Thank you!



## Blueridge Residents Discount

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20% off Knife and Tool Sharpening

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[erik@coveblades.com](mailto:erik@coveblades.com)



Kitchen knives  
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and more...

Discount offer from April 15 - June 30, 2024



## Blueridge Residents Discount

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Discount offer from April 15 - June 30, 2024



## Blueridge Residents Discount

15% off all exterior home cleaning services

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[www.filthfighters.ca](http://www.filthfighters.ca)

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**Please call HandyMasters to claim your Blueridge discount**

Discount offer from May 15 - August 31, 2024

There are many ways to keep up with the neighbourhood and the BCA.

We're on: [Instagram](#) & [Facebook](#)

Our Website: <http://blueridgeca.org/>

[Blueridge Neighbours Facebook Group](#)

[Blueridge Breakout Network Facebook Group](#)

Got questions? Send us an email: [info@blueridgeca.org](mailto:info@blueridgeca.org)

### Subscribe to the *Blueridge Bulletin*

The *Blueridge Bulletin* is emailed to subscribers once a month. If that's how you got this edition, you're already a subscriber. But if you got this copy from the BCA website or were forwarded it by a friend or neighbour, you can [subscribe](#) to get it sent directly to your inbox every month.

**Thank you, and we'll see you next time!**

### Submit an Article to the *Blueridge Bulletin*

Do you have something for the *Bulletin*? We welcome articles, photos, short items, and even bad jokes from the community!

We have [publication guidelines](#) that we recommend you review.

The submission deadline for the July 2024 edition is June 26, 2024.

Submission deadlines for later editions can be found [here](#).

Questions? Send us an email at [bulletin@blueridgeca.org](mailto:bulletin@blueridgeca.org).

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\$30 per month, or \$250 for 12 consecutive issues. This revenue is used to defray some of our costs (such as signage, website, etc). If you or your company are interested in advertising in the *Blueridge Bulletin*, please contact us at: [info@blueridgeca.org](mailto:info@blueridgeca.org)

These ads all contain links. Give 'em a click if they are interesting!  
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**Windsor Secondary** contact Christine Glendinning  
778-855-1523 – [cglendinning@mlihomestay.com](mailto:cglendinning@mlihomestay.com)

**Argyle, Seycove, Carson and Handsworth Secondary Schools**  
contact Mozghan Zolfi 604-441-0056 – [mzolfi@mlihomestay.com](mailto:mzolfi@mlihomestay.com)

**[www.mlihomestay.com](http://www.mlihomestay.com)**

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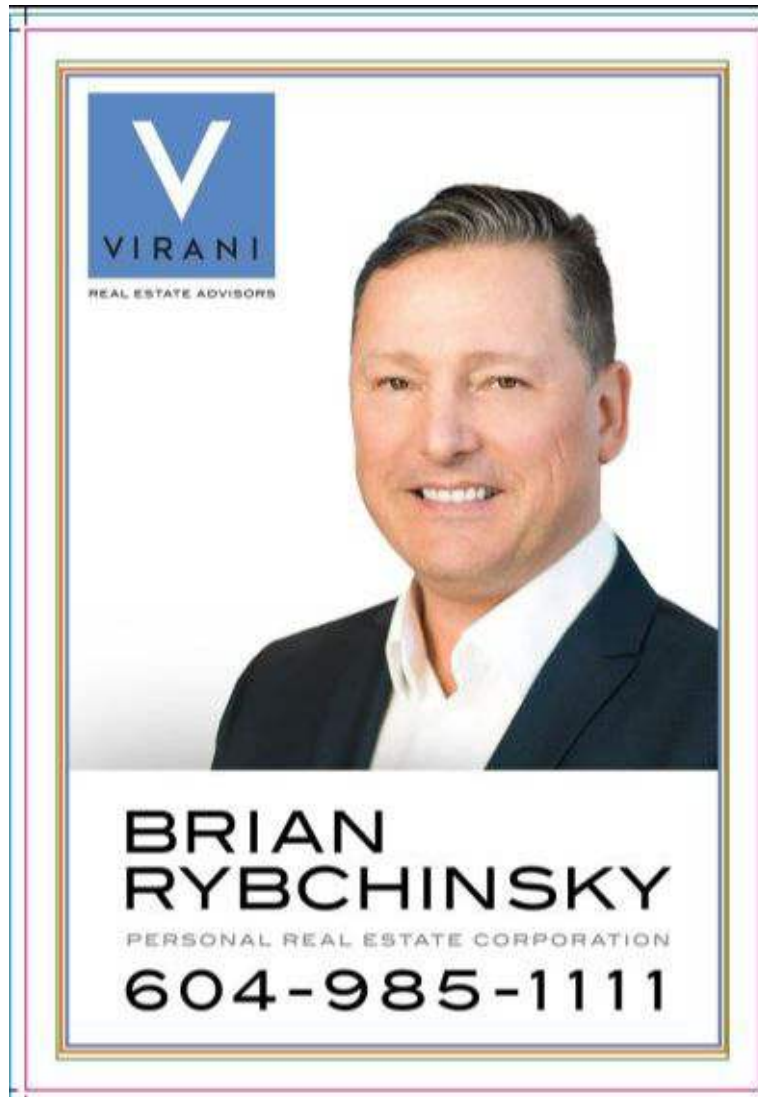
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