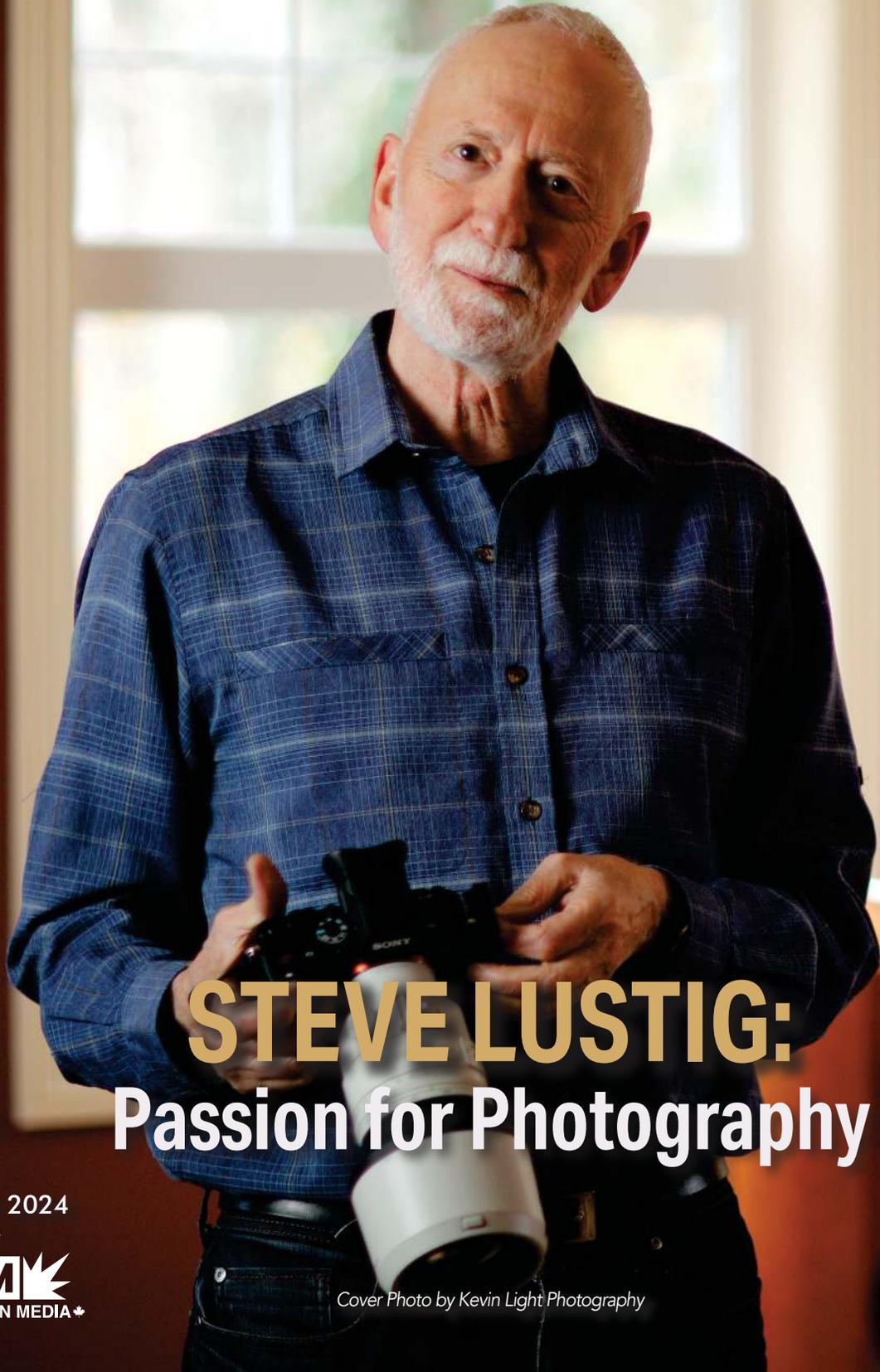


© Best Version Media  
An Exclusive Community Magazine Serving the Residents of Oak Bay

# OAK BAY NEIGHBOURS



## STEVE LUSTIG: Passion for Photography

FEBRUARY 2024

POWERED BY



BEST VERSION MEDIA

Cover Photo by Kevin Light Photography

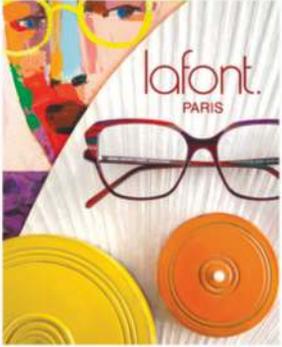


**IRWIN INDUSTRIES (1988) LTD.**

Call us for  
**THE LAST ROOF YOU WILL EVER NEED!**

Call for your **FREE QUOTE**

**250.382.5154**  
irwin@irwinvi.com • www.irwinvi.com

<p>Dr. Kelsey Ford O.D</p> 	
	
 <p>Dr. Samantha Bourdeau O.D</p>	<p>Offering <u>Dry Eye</u> Treatments</p>  <p>102-2580 Penrhyn Street 250-360-2229</p>



**VICTORIA DRAINS™**

**250-818-1609**  
victoriadrains.com

**Your Drain Specialists™**

## Publication Team

**Publisher:** Edward Vanstone

evanstone@bestversionmedia.com  
250-589-9870

**Content Coordinator:** Audrey Wang  
audreywang@bestversionmedia.com

**Designer:** Rainy Whittaker  
rwhittaker@bestversionmedia.com

**Contributing Photographer:**  
Kevin Light Photography

## Advertising

**Contact:** Edward Vanstone

Email: evanstone@bestversionmedia.com  
Phone: 250-589-9870

## Feedback/Ideas/Submissions

Do you have feedback, ideas, or submissions? We are always happy to hear from you! Deadlines for submissions are the 25th of each month. Go to [www.bestversionmedia.com](http://www.bestversionmedia.com) and click "Submit Content." You may also email your thoughts, ideas and photos to: [audreywang@bestversionmedia.com](mailto:audreywang@bestversionmedia.com)

## Social Media

Check out our Facebook page for updates:  
[www.facebook.com/OakBayNeighbours](https://www.facebook.com/OakBayNeighbours)

## Important Phone Numbers

Emergency 911  
Police Department 250-592-2424  
Fire Department 250-592-9121  
Municipal Hall 250-598-3311  
Library 250-940-4875  
Recreation Centre 250-595-7946  
School District 250-475-3212

## Content Submission Deadlines

Content Due:	Expiration Date:
November 25	January
December 25	February
January 25	March
February 25	April
March 25	May
April 25	June
May 25	July
June 25	August
July 25	September
August 25	October
September 25	November
October 25	December

## Expert Contributors

To learn more about becoming an expert contributor, contact BVM at [evanstone@bestversionmedia.com](mailto:evanstone@bestversionmedia.com) or 250-589-9870



Any content, resident submissions, guest columns, advertisements and advertorials are not necessarily endorsed by or represent the views of Best Version Media (BVM) or any municipality, ratepayers or homeowners associations, businesses or organizations that this publication serves. BVM is not responsible for the reliability, suitability or timeliness of any content submitted, inclusive of materials generated or composed through artificial intelligence (AI). All content submitted is done so at the sole discretion of the submitting party. © 2024 Best Version Media Canada. All rights reserved.

## Dear Residents,

Welcome to your February edition. February is the month when love is in the air, or so we are told. With Valentine's Day and Family Day in the calendar this month, February has really cornered the market on the 'Love' space of the year!

I was recently reminded by someone that these holidays, although intended to be joyous, can be a tough time of year for some. While I understand the hurt and loss that can come with love, I still think there is something special even in that. We are creatures born to feel, a curse and a blessing, you might say. The joy of love may be replaced with sadness and hurt at times, but I think February serves as a good reminder that the process is interchangeable; the emptiness of hurt feelings and sadness can again be occupied by love and happiness as we are not static beings. Also, as we change and evolve as a society, it becomes evident that Love can be found outside of the traditional bonds of marriage or family and that we are no longer bound to have to find it or define it in those spaces alone. I emphasize this because one of the core goals of our publication is to bring joy and happiness to the community. While respecting that not everyone enjoys this time of year, we can still invite them to be open to what may be a new-found love. I, for one, am appreciative that we live in such a beautiful place, in a community filled with amazing people. I may not always love it but even in those rare times, I am constantly reminded that it holds more potential for Love than most other places I know and for that opportunity I think we are all pretty lucky.

I hope you enjoy our cover story about Steve Lustig who has been capturing beauty and images in a lifetime of professional photography and we are fortunate to bring both his story and images to our pages. As always, our business partners deliver opportunities and passion. To my note above, if you are looking for new and reciprocated love this year, try a small business. These are companies run by local people who have vested passion in what they do for their work and community. We also have a great sports story about Flag Football. We love to cast an eye to emerging spaces in sports Brittany Hawkes and Dylan Tucker of RISE are captivating a wave of kids in an area that will be shining bright in the years to come.

I had the chance recently to spend a little extra time with my team and I want to take a moment (given it is the month of Love) to say how much I love the team we have. Kevin's photography, Audrey's writing and editing and Rainy's designs are a joy to have. I hope you love what they bring to this little publication as much as I do. BVM has opened a space for increased feedback so I encourage you to use it – good or bad – we would love to hear from you. I hope you 'Love' this edition... I know, I know – enough with the love already, right? Well if you are sick of it already then take solace in the fact it is just 28 days ahead... wait, actually 29 days in February this year... mark that down! Still, they go quickly so let's make them count.

*We acknowledge with respect the Lekwungen-speaking peoples, on whose traditional territories we live and work, and the Songhees and Esquimalt nations, whose historical relationships with the land continue to this day.*

Sincerely,

Edward Vanstone, Publisher



Edward Vanstone  
PUBLISHER



Audrey Wang  
CONTENT COORDINATOR



Rainy Whittaker  
GRAPHIC DESIGNER



Kevin Light  
CONTRIBUTING PHOTOGRAPHER



**MEND**  
MOBILE HEALTH

Private Rehabilitation  
Services at Home

250-202-4390



- Elder Care
- Companion Services
- Chronic Disease Management



- Falls, Fractures, Transfers
- Lifestyle + Mobility Management



- Orthopedic Rehabilitation
- Neurological Rehabilitation
- Memory or Sensory Loss



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





**Expert of Mobile Health Services**

Mend Mobile Health  
Anna Walker  
250-202-4390  
[www.mendmobilehealth.ca](http://www.mendmobilehealth.ca)



**COMMUNITYPLUS**  
Home Health Care & Nursing

**Home Health Care Expert**

Matthew Lowe  
Community Plus  
250-658-6508  
matthew@communitypluscare.ca  
[www.communitypluscare.ca](http://www.communitypluscare.ca)



**Professional Development and Executive Education Expert**

Eddie Isted  
University of Victoria | Executive Programs  
250-721-6429  
[www.uvic.ca/gustavson/executive/executive/enrolment](http://www.uvic.ca/gustavson/executive/executive/enrolment)



**Interior Design Expert**

Lorri McCrackin  
Lorri McCrackin Designs  
250-532-1746  
[www.lorrimccrackindesigns.com](http://www.lorrimccrackindesigns.com)

PHOTO: REBEKAH UTTERFIELD



**Landscape Services Expert**

Logan Thomas  
Red Door Landscape Services  
250-217-9920  
info@reddoor.ca  
[www.reddoor.ca](http://www.reddoor.ca)



**Real Estate Experts**

Pemberton Holmes Ltd.  
- Oak Bay  
250-590-8124  
[www.pembertonholmesoakbay.com](http://www.pembertonholmesoakbay.com)



**CLIMBING FOX**  
TREE SERVICE

**Tree Service Expert**

Climbing Fox  
250-880-1426  
[climbingfoxtrees@gmail.com](mailto:climbingfoxtrees@gmail.com)



**Experts of Non-Toxic Drycleaning and WetCleaning**

Summer Rain Heat  
WetCleaner  
250-381-2221  
info@thewetcleaner.com  
[www.thewetcleaner.com](http://www.thewetcleaner.com)



**Meat Expert**

Cory Pelan  
Village Butcher | The Whole Beast  
250-598-1115 | 250-590-7675  
[www.villagebutcher.ca](http://www.villagebutcher.ca)  
[www.thewholebeast.ca](http://www.thewholebeast.ca)



**WISE VICTORIA MORTGAGES**

**Mortgage Expert**

Nick Wise  
Wise Victoria Mortgages  
250-388-9473  
[www.wisevictoria.com](http://www.wisevictoria.com)  
info@wisevictoria.com



**Seafood Experts**

Finest At Sea Ocean Products Ltd.  
250-383-7764  
info@finestatsea.com  
[www.finestatsea.com](http://www.finestatsea.com)



**Furniture/Mattresses Expert**

Duane Franklin  
Fawcett Mattress  
250-384-2558  
info@fawcettmattress.com  
FawcettMattress.com



**Optometry Expert**

Samantha Bourdeau O.D.  
Cadboro Bay Optometry  
250-360-2229  
[www.cadborobayoptometry.ca](http://www.cadborobayoptometry.ca)



**MILE ZERO TOURS**

**Tour Experts**

Mile Zero Tours  
250-590-0811  
info@milezerotours.com  
[www.milezerotours.com](http://www.milezerotours.com)



**Hot Tub Expert**

EcoSpas  
250-893-8774  
julian@ecospascanada.com  
[www.ecospavancouverisland.com](http://www.ecospavancouverisland.com)



Sands Funeral Chapel  
Cremation & Reception Centre - Victoria  
by Arbor Memorial

**Funeral Expert**

Laura Van Sprang  
250-388-5155  
1803 Quadra Street, Victoria



**Chiropractic, Naturopathic and Kinesiology Experts**

Backfit Clinic  
250-477-8143  
[www.backfit.com](http://www.backfit.com)



**Drainage Experts**

Victoria Drain Services Ltd.  
250-818-1609  
[www.victoriadrains.com](http://www.victoriadrains.com)

# OAK BAY REAL ESTATE

## YOUR LOCAL EXPERTS

Thinking about selling? We'd love to help!

**250-590-8124**

Call us today.



2000 OAK BAY AVE. 250-590-8124 PEMBERTONHOLMESOAKBAY.COM

# How Laser Can Speed Recovery

## What is cold laser therapy/low-level laser therapy?

Cold laser is a therapeutic, non-invasive treatment used to stimulate healing while reducing inflammation and pain. Employing a process called photobiomodulation, the laser produces light energy that passes through the skin to injured tissue and stimulates cellular activity, thus assisting tissue repair and releasing nitric oxide, increasing circulation.

## How does it work?

Cold laser uses low levels of light energy at specific wavelengths that can be absorbed into the body. This absorbed light triggers a biochemical cascade including:

- **Increased cellular energy:** Increases cellular ATP or energy production, thereby boosting the injured cells' ability to heal and repair.
- **Improves blood flow:** Promotes vasodilation (blood vessels increase in size) leading to increased blood flow, bringing oxygen and essential nutrients that are necessary for healing.
- **Reduced inflammation:** Cold laser light is absorbed by immune cells which triggers pro-inflammatory mediators, a.k.a. the process of inflammation reduction.

The procedure involves specific wavelengths and dosages according to the diagnosis and the tissue depth required.

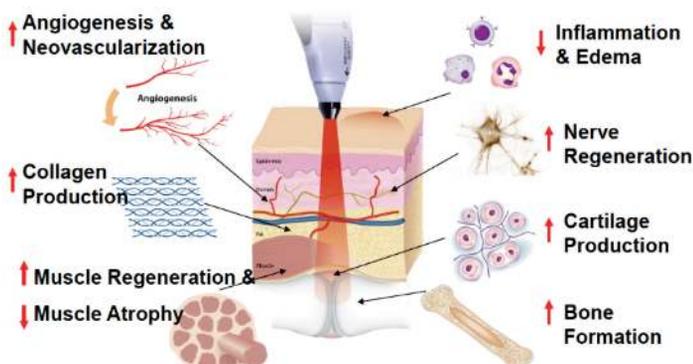
## What conditions can be treated with cold laser?

Cold laser therapy can benefit a wide range of conditions including sprains, strains, bursitis, tendonitis, and post-operative recovery. It can also provide temporary pain relief for arthritis, degenerative disc disease, tendinopathies, fibromyalgia, neuropathy and many more. It can even be used for wound healing – specifically, cold laser stimulates the growth of new blood vessels and improves muscle recovery.

## Why should clients consider cold laser therapy?

- **Non-invasive and virtually painless** (depending on the treatment area): Cold laser may get warm to hot on application but there is usually no pain after the treatment.
- **No known side effects:** unlike pain medication or surgical intervention, there are no known side effects.
- **Pain management:** Cold laser therapy can decrease pain associated with arthritis, fibromyalgia and neuropathy, as well as acute injuries.
- **Faster recovery:** Due to cold laser's effect on cellular repair and blood flow, injuries treated with laser can recover faster.
- **Complementary therapy:** Cold laser can be used in combination with many other therapies including manual therapy and rehabilitation exercise.

## Physiological Effects of Laser Therapy



## Where pain relief comes naturally



Backfit Clinic provides collaborative, multifaceted, and holistic solutions to your pain. With a team of experienced Chiropractic and Naturopathic Doctors, as well as Kinesiologists and Exercise Therapists, we're here to help put you on the path to a pain free and healthy lifestyle.

backfit  
CLINIC

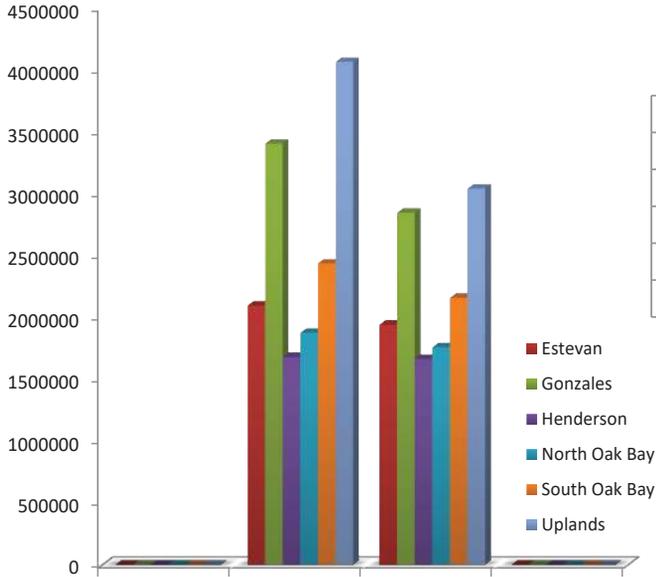
3481 Cook St., Victoria, BC

250-477-8143 | [www.backfit.com](http://www.backfit.com)

# OAK BAY Real Estate

As of January 2024

## Overview of the Oak Bay Market from 2023



	# of Sales	Yr Avg List Price	Yr Avg Sale Price	Yr Avg Days on Market
Estevan	24	\$2,100,000	\$1,946,766	29
Gonzales	10	\$3,404,923	\$2,848,275	52
Henderson	29	\$1,685,834	\$1,670,589	31
North Oak Bay	18	\$1,880,552	\$1,763,500	32
South Oak Bay	66	\$2,440,438	\$2,162,490	33
Uplands	14	\$4,063,678	\$3,043,133	59

*Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.*

*Best Version Media does not guarantee the accuracy of the statistical data on this page. The data does not represent the listings of any one agent or agency but represents the activity of the real estate community in the area. Any real estate agent's ad appearing in the magazine is separate from the statistical data provided which is in no way a part of their advertisement.*

To see current Oak Bay listings use our QR code for up to date info!



For personalized Real Estate Service in the Oak Bay area  
**Contact Dave and Tara today!**

Tara Lynn, REALTOR®  
 Dave Lynn, REALTOR®  
**250.213.1353**

Email: [info@TheLynnTeam.ca](mailto:info@TheLynnTeam.ca)  
[www.TheLynnTeam.ca](http://www.TheLynnTeam.ca)





MILE ZERO  
TOURS

# Discover a Canada You've Never Seen Before with an Epic Journey Across all Ten Provinces

As Canadians, we are blessed to live in a country so vast and diverse. But with our immense geography, how can one ever explore and experience all parts of this diverse nation?

There can't be a more perfect option than a once-in-a-lifetime expedition across Canada by rail. Canada's transcontinental railway is an integral part of our nation's history and an awesome feat of engineering. Completed in 1885, the railway connected Canada from coast to coast and fulfilled a condition of British Columbia's entrance into confederation. With the interior lands of the west now easily accessible, the population exploded giving rise to the nation we know today.

Mile Zero Tours, a locally owned and operated tour company, offers The Epic Canadian Rail Journey - a 16-day deluxe guided tour departing Victoria in May which escorts travellers on the scenic rail journey across the continent. The trip includes five nights of private Sleeper Plus Class accommodations aboard VIA Rail. Travelling by rail allows guests to witness the dramatic change in scenery from snow-covered mountain peaks to endless prairie, from bustling cities to farmer's fields, and finally to the rugged shores of the East Coast. However, you won't just be watching the scenery from your window; stopovers have been included in four provinces during which you



will get to experience Canada's quintessential destinations and many hidden gems. Also included are many unforgettable experiences such as cruising into the mist of Niagara Falls and visiting one of the world's most famous lighthouses at Peggy's Cove and much, much more.

Getting to the East Coast is just the beginning, as Mile Zero Tours also offers the option to extend your stay with the 10-day Magical Maritimes tour in June. This exciting tour begins in

Halifax and includes New Brunswick, PEI, and the beautiful Cape Breton Island. Marvel at the Bay of Fundy and the world's highest tides, visit the birthplace of Confederation and experience panoramic views along the stunning Cabot Trail. There is still one province left and the 12-day Discover Newfoundland and Labrador tour is the perfect conclusion to this ultimate Canadian experience. Enjoy an iceberg and whale watching cruise, visit the world-famous Viking settlement of L'Anse Aux Meadows, explore the lively streets of St. John's, and tour the spectacular Gros Morne National Park.

How can you discover what this great nation has to offer? This year consider a trip of a lifetime and journey across all ten provinces – don't miss out on this opportunity. All aboard! Visit [milezerotours.com](http://milezerotours.com) or call 250-590-0811 today.



## MILE ZERO TOURS

Victoria, BC

- BC, CANADA & INTERNATIONAL DESTINATIONS
- FULLY ESCORTED LIFE-ENRICHING TRAVEL THAT STARTS AND ENDS AT YOUR DOOR
- VANCOUVER ISLAND OWNED & OPERATED

BC Reg #67275

208-620 View St., Victoria, BC | [www.MileZeroTours.com](http://www.MileZeroTours.com) | 250.590.0811 | 1.844.590.0811

# CLIMBINGFOX

TREE SERVICE



LOCAL - PROFESSIONAL - RELIABLE

Complete hedge, tree and shrub maintenance.  
Aesthetic shaping, dangerous removals and more!



Get in touch to book a free visit with a friendly,  
knowledgeable estimator!

## 250-880-1426

[WWW.CLIMBINGFOX.COM](http://WWW.CLIMBINGFOX.COM)

# LET'S TALK LANDSCAPES

## 250.217.9920

[info@reddoor.ca](mailto:info@reddoor.ca)

# reddoor.ca

LANDSCAPE SERVICES



### HEAR FOR THE HOLIDAYS CONTEST

Book a hearing test  
and enter for a chance  
to win a free pair of  
hearing aids!\*

## Don't miss out on the sounds that you love. Check your hearing.

Your hearing helps you stay connected to those who matter most, enjoy all the sights and sounds around you, and maintain a good quality of life.

Get your hearing checked by a licensed hearing care professional at your local Connect Hearing clinic.

**Book your FREE\* hearing test today!**  
**1.888.850.9979 • [connecthearing.ca](http://connecthearing.ca)**

## Connect Hearing

YOUR HEARING PROFESSIONALS



Save up to \$2,000 on a pair of Select level hearing aids with your BCAA membership!



WAG, WCB, WSIB, ADP & ODSP accepted. Part of the WorkSafeBC provider network. \*CAA and CAA logo trademarks owned by, and use is authorized by, the Canadian Automobile Association. CAA RewardsSM used by the corporation's Canadian business operations compared to the disclosed referral count of leading competitors. †Save up to \$2,000 on a pair of Select technology level Sonova hearing aids, 15% off Advanced level and 10% off Standard level with a valid CAA membership. This offer is a fixed reward determined by which level of Sonova hearing technology you tested. Offer expires 11/30/2024. Some conditions apply. See full details. \*Free hearing test only and no purchase necessary. To be eligible, no payment must be attended and a full audiogram completed. Closes December 15, 2024 open to residents of Canada (excluding New Brunswick and Newfoundland). Available to be won consists of two (2) hearing aids, a hearing evaluation and consultation at a Connect Hearing clinic in Canada. ARV: \$10,000. Skill-testing question required. Odds depend on the number of eligible entries.

CALENDAR

FEBRUARY 2024

**Sat., February 3**

**The Rotary Club Bottle Drive**

@Oak Bay High School, access off Cranmore Road

Bring your empty returnables to the Oak Bay High parking lot on the first Saturday of each month. This bottle drive is a joint fund-raising venture by the Oak Bay Rotary Club and the Oak Bay High School Alumni, with all monies raised equally divided between the Jack Wallace Memorial Track Resurfacing Project and Threshold Housing Society.

**Time:** 10am–1pm

**Sat., February 3, 10, 17 & 24  
Moss Street Farmers Market**

@1330 Fairfield Road  
Shop local at the Moss Street Farmers Market! Every Saturday from November through April, drop by the winter market indoors at the Sir James Douglas school gymnasium and Garry Oak Room to find organic produce, handmade crafts, community education, and much more.

**Time:** 10am–1pm

**Cost:** FREE

[www.mossstreetmarket.com](http://www.mossstreetmarket.com)

**Sun., February 4**

**Vancouver Island Dream Wedding Show**

@Pearkes Community Centre  
Planning your upcoming nuptials? The Dream Wedding Show showcases all the latest fashion and decorating trends to help make your big day unforgettable. With local vendors and services for your special occasion, you will

find everything you need to make your dream come true.

**Time:** 10am–3:30pm

**Cost:** \$10 advance; \$15 at the door

<https://dreamweddingshow.ca>

**Sat., February 10**

**Circa: Humans 2.0**

@Royal Theatre  
Dance Victoria presents a vibrant performance by Circa from Brisbane, Australia. Humans 2.0 is an internationally acclaimed symphony of acrobatics, pulsing music and dramatic lighting. The performance is described as “intimate, primal and deeply engaged with the challenge of being human”.

**Time:** 7:30pm

**Cost:** From \$31  
[www.rmts.bc.ca](http://www.rmts.bc.ca)

**Sun., February 11**

**Kluxen – Shostakovich Symphony No. 5**

@The Farquhar at UVic  
The Victoria Symphony teams up with the Greater Victoria Youth Orchestra in a special joint performance that’s sure to delight music-lovers of all ages. Conducted by Christian Kluxen, the scintillating cello concerto will be played by VS principal cellist, Brian Yoon.

**Time:** 2:30pm

**Cost:** Check website for ticket prices

[www.tickets.uvic.ca](http://www.tickets.uvic.ca)

**Sat., February 17**

**Raven Spirit Dance: Confluence**

@The Farquhar at UVic  
Confluence is a contemporary dance work that manifests the physical embodiment of the resilience of Indigenous women by exploring their perspectives and histories through movement. Based in Vancouver, Raven Spirit Dance Society produces contemporary dance rooted in Indigenous worldviews, honouring the communities and artists with whom they work.

**Time:** 7pm

**Cost:** Pay what you can starting at \$5

[www.tickets.uvic.ca](http://www.tickets.uvic.ca)

**Sun., February 18**

**Chinese New Year’s Celebration**

@Victoria’s Chinatown  
Ring in the Year of the Dragon in Canada’s oldest Chinatown! Event not confirmed at time of publishing. Please check website for updates.

**Time:** 12pm

**Cost:** FREE

[www.tourismvictoria.com/see-do/festivals-events/chinese-new-year](http://www.tourismvictoria.com/see-do/festivals-events/chinese-new-year)

**Sun., February 17**

**Family Sunday**

@Art Gallery of Greater Victoria  
It’s Family Day weekend! What’s better than spending an afternoon creating art with your family at the AGGV’s Family Sunday event (every third Sunday of the month from October to June). Check out their

website to learn more!

**Time:** 2–4pm

**Cost:** Included with admission; admission is free for Children 5 and under, members, support workers and Indigenous peoples  
[www.aggv.ca](http://www.aggv.ca)

**Wed., February 21–Tue., February 27**

**Ainadamar**

@Royal Theatre  
Pacific Opera Victoria presents a rich insight into the life of playwright Federico García Lorca, through the eyes and voice of his muse, Catalan actress Margarita Xirgu. Set in the heart of Andalusia and sung in Spanish with English surtitles, Ainadamar is a passionate fusion of flamenco and classical music, making this one-act opera an unmissable experience.

**Time:** 7:30pm

**Cost:** From \$30

[www.rmts.bc.ca](http://www.rmts.bc.ca)

**Fri., February 23**

**Victoria Home, Renovation & Décor Show 2024**

@Pearkes Community Centre  
Come to Victoria’s one-stop shop for home improvement and renovation ideas, products and services. Speak to a wide range of designers and industry experts and see what they have to offer to help you bring your vision into reality.

**Time:** 1–8pm

**Cost:** TBC

<https://10times.com/home-renovation-decor>

**Victoria’s premier farmers market**



**Every Saturday!**  
May- Oct  
10am to 2pm  
Nov - Apr  
10am to 1pm

Sir James Douglas school, at Moss St. & Thurlow Rd.  
[MossStreetMarket.com](http://MossStreetMarket.com)



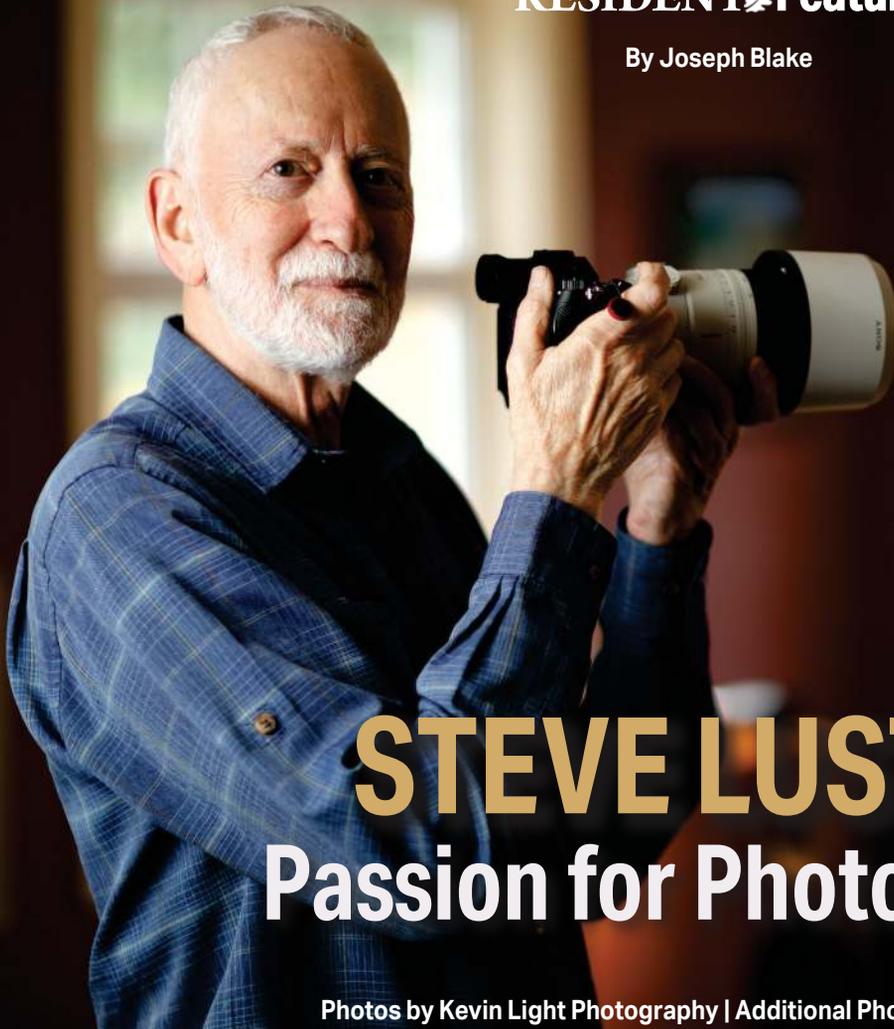
35 years of quality custom picture framing, restoration and consulting experience!



**P R E S T I G E**  
PICTURE FRAMING ETCETERA

2002 Oak Bay Ave  
Victoria, BC V8R 1E4  
Phone 250 592 7115  
Website [www.prestigepictureframing.ca](http://www.prestigepictureframing.ca)

By Joseph Blake



# STEVE LUSTIG: Passion for Photography

Photos by Kevin Light Photography | Additional Photos by Steve Lustig

**S**teve Lustig is passionate about photography. A retired psychologist who was Director of the Skeena Mental Health Centre in Terrace and the Victoria Mental Health Centre, he also served as the Acting Regional Coordinator of Mental Health Services for Vancouver Island and the Sunshine Coast. He maintained a busy private practice, including consulting for the RCMP, WCB and ICBC, before retiring nine years ago.

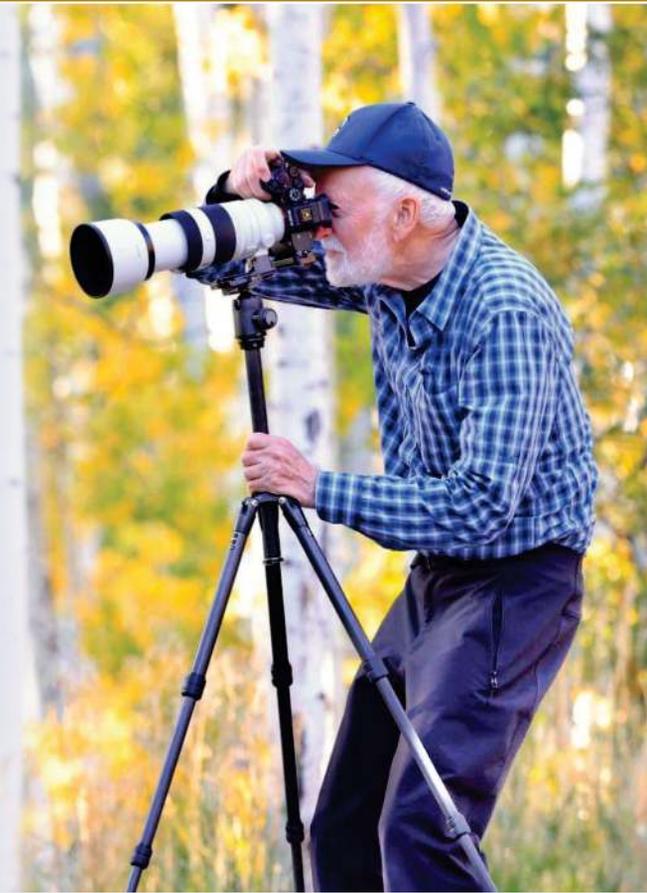
In preparation for retirement, Steve joined the Victoria Camera Club and began to enter photography competitions while taking workshops and developing his craft with the goal of sharing his work publicly. Since then, his photos have been accepted into the Sooke and Sidney Fine Art Shows, as well as The New Photographer's Gallery in Sidney, BC.

*Steve Lustig, Himba Chief, photograph.*



Lustig's passion for photography began much earlier. In 1969, when he was attending grad school in New York City, his father gave him a Nikon camera. With the Nikon, Lustig captured black and white street scenes and images from a post-grad tour of Europe.

"Years later, after we moved to Oak Bay in 1987, I shot a lot of family photos," Lustig explained one morning over cappuccino and croissants at Demitasse



Bakery. "I shot lots of what I'd call 'functional photographs' until my retirement when I joined the 250-member Victoria Camera Club and started taking part in monthly competitions where I won awards for portraits, landscapes, wildlife and street scenes."

"Since then," Lustig continued, "I've competed in international competitions sanctioned by the Photographic Society of America. I've had over 100 acceptances in international photography exhibitions with some garnering gold medals including Italy's Sardinia International Salon, Westchester International Photography Competition (Best in Show, nature) and Sweden's Torneka Circuit where I won a gold medal, a bronze medal and a certificate of merit."



Steve Lustig, Cowichan Heron, photograph.



Steve Lustig, Dominance, photograph.

Steve Lustig's photos have appeared in numerous publications including National Geographic, Canadian Camera, Photo Life, Close-up, BCAA's members calendar, Capital Daily, and the Urban Wildlife Stewardship Society calendar. He has also won many awards: a People's Choice Award (1st place) in the Illumination Print Show and a People's Choice Award (3rd place) in the Reflections Print Show. In 2022, Steve was the Victoria Camera Club's Distinguished Photographer of the Year and earned the Photographic Society of America's Recognition of Photographic Achievement (QPSA). His images are held in private collections in the U.S. and Canada.

"I love travel, photography, and learning," Lustig explained. "That combination makes me very happy... Oh, and I love jazz too! I'm taking courses all the time and travelling on photo-

graphic adventures all around the world, some organized with small groups and professional photographers, guides who help get you to the right place at the right time to capture a powerful image. I'm currently taking 16-week Photographic Society of America course on objective image evaluation. It's lots of reading and study, but I love it."

"A pivotal point for me," Lustig continued "was spending a week in New Brunswick with Freeman Patterson, arguably Canada's most famous photographer. Freeman is not about camera gear. He uses a crummy, little camera, but he has a childlike enthusiasm, and he helped me learn to see the extraordinary

(Continued on page 12)



**KEVIN LIGHT**  
PHOTOGRAPHY.com



**WISE VICTORIA MORTGAGES**

225 Dundas Street,  
Victoria, BC V9A 3J9

**250.388.9473**

**You are in Good Hands**

Mortgage strategies to make your move go smoothly.

Contact us for your tailor made plan.



**www.wisevictoria.com**





Steve Lustig, Penguin Parade, photograph.

in the ordinary. Was it Thoreau who said, 'It's not what you look at that matters, it's what you see.'? Freeman challenged me to slow down and determine what I'm feeling and then try to reflect that feeling with the photograph."

Some of Steve's favourite photography trips were to the Falkland Islands, Faroe Islands and Chile's Atacama Desert, Italy's Marche, and the Palouse



Steve Lustig, Northern Pygmy Owl, photograph.



in eastern Washington. He calls his photography trip to Namibia "the greatest trip of my life, especially the wildlife and the sand dune landscapes where I took some of my favourite images of Kolman-skop, an eerie, abandoned German mining town's rooms filled with sand. Luckily the photographer guides on most of these trips were terrific. I've shot photos of Cypress trees in an east Texas swamp last November when the trees are turning red and orange and I've slept in a pup tent in Utah so I could hike to a site at 2 in the morning to shoot the Milky Way. I prefer to never do that again."

Recently, Lustig joined a group in the Colorado mountains to photograph the Aspens as they turn yellow, and in the spring of 2024, he has plans to travel to Charleston, South Carolina to shoot images of a Magnolia plantation in bloom. Looking further ahead, in the fall of 2024, he has scheduled a trip to the Yukon to photograph the Northern Lights and the province's other-worldly landscape and wildlife.

"Not all of my best photographs are products of international travel. I've sold images from local photo shoots," Steve explained. "One of my favourite images is from Cowichan Valley's Skutz Falls, a solitary heron in fog. Some of my other favourite locations are Jordan River, Botany Bay, and the Khutzeymateen's Grizzly Bear habitat. There are lots of opportunities to photograph striking images right here in B.C."

Check out Steve Lustig's stunning photographs on Instagram: <http://instagram.com/stephenlustig1>



Steve Lustig, Through Open Doors, photograph.



**WETCLEANER**

NON-TOXIC DRYCLEANING

1019 COOK ST, VICTORIA, BC

**250-381-2221**



**"Wetter is Better!"**

**WetCleaning is non-toxic drycleaning. For all your clothes and household needs, we do it better. We also offer:**

- Full wash and fold service
- Free pick up and delivery
- We clean leather, suede and fur

MONDAY - SATURDAY: 8:00 AM - 6:00 PM CLOSED: SUNDAY

[info@thewetcleaner.com](mailto:info@thewetcleaner.com) | [www.thewetcleaner.com](http://www.thewetcleaner.com)



# The 12 Days of Christopher

**O**n the first day of Christopher, we agree to dog-sit over the holidays. Christopher's mom and dad bring him over to get familiar with his hosts' surroundings. We set out some people treats as the holidays are approaching, and we are soon reminded that big Golden Retrievers and snacks on the coffee table don't mix.

On the second day of Christopher, mom and dad drop Christopher off with his luggage. He's excited to be here and dashes up the stairs to say hi to the teenagers. Our dog Zoe is submissive and happily flips over on her back to show him he's the alpha. Christopher's parents quietly slip away to head to the airport.

On the third day of Christopher, we're happy to be dog-sitting a Retriever, because now the teenagers diligently pick their stuff off the bedroom floors. Mealtimes are fun chaos, making sure both dogs eat their own food a la carte style, rather than buffet style.

On the fourth day of Christopher, we see that he has settled in nicely and loves being with the humans, especially when food is being prepared in the kitchen!

On the fifth day of Christopher, we decide to get our social media act together. After all, Christopher is a famous supermodel, and is internationally recognized thanks to his Instagram style-influencer mom. We go to Beacon Hill Park and try our best to get some Insta-worthy shots to post on the 'gram.

On the sixth day of Christopher, in the early hours, we are startled awake by some deep barking. There are noisy party-goers one street

over and Christopher turns out to be a good guard dog!

On the seventh day of Christopher, the absent-minded human continues to call him "Lex", the name of our dearly departed Retriever. Christopher eyes him with confusion and exasperation, as if to say, "I don't answer to one-syllable names!"

On the eighth day of Christopher, we realize that he has us trained. After the evening meal, it's playtime. Usually, it's tug-of-war. Otherwise, hide the stuffie. Then, the best part – a good back scratching that elicits loud moans of pleasure!

On the ninth day of Christopher, we all pile in the car and head over to Granny's house for Christmas Eve dinner. She is delighted to have a second grand-doggy to spoil rotten!

On the tenth day of Christopher, we all wake to Christmas Day and we exchange gifts. It's a Secret Santa game this year, and lo and behold! Christopher is Zoe's Secret Santa. Then there are stockings filled with yummy treats. It is a good day.

On the eleventh day of Christopher, the dogs help clean the many dishes used for Christmas dinner. They station themselves by the dishwasher, making sure no food remains on the dishes before they are placed in the machine.

On the twelfth day of Christopher, we all go on one final group walk around the neighbourhood before it's time for Christopher to go back home to his family from over the fence. Bye, Christopher; see you around, neighbour! 🐾



Arbor Memorial Inc.

## Because family matters. Let us take care of yours.

Our people do things differently, they are trained to focus on your family's specific needs and help you say good-bye.

- Cremation services to suit your budget
- Environmental products available
- Serving all faiths and cultures

**At your time of need, or when planning ahead, rely on your community cremation specialists:**

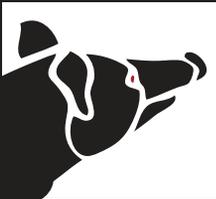
**250-388-5155**



Sands Funeral  
Chapels of Victoria  
by Arbor Memorial

1803 Quadra Street, Victoria, BC  
sandsvictoria.ca

**THE  
WHOLE BEAST**



*Handmade  
Ethical  
Local  
Traditional*

**FINE CURED MEATS**

---

**CURED AND SMOKED MEATS  
IN THE HEART OF OAK BAY**

---

2032 OAK BAY AVENUE, VICTORIA | 250.590.PORK  
THEWHOLEBEAST.CA | CURED@THEWHOLEBEAST.CA

*Globally recognized Value Fund  
managed from Oak Bay*



**McElvaine  
Value Fund**

[www.avaluefund.com](http://www.avaluefund.com)

**RECIPE CORNER**

By Audrey Wang | Images supplied by Audrey Wang

# Vegetable Dumplings 'Jiaozi'

This February, Chinese, Vietnamese and South Korean populations around the world will celebrate the Lunar New Year, welcoming the Year of the Dragon, an especially auspicious year! Chinese dumplings, *jiaozi*, are traditionally eaten during this festive time, as the dumplings symbolize prosperity thanks to their ingot shape. But dumplings can be enjoyed all year round. The juicy morsels are filled with meat and/or vegetables, and there's nothing better than gathering with loved ones and making these dumplings together.



*Ingredients:*

- 1.5 kg green leafy vegetables (such as baby bok choy and napa cabbage), finely shredded
- 1 cup garlic chives (Chinese chives), finely chopped
- 2 cups shiitake mushrooms, fresh or dried and reconstituted, finely chopped
- 1 ½ cups carrot, finely shredded
- 1 large onion, finely chopped
- 2 tbsp minced ginger
- ½ cup Shaoxing wine
- ½ cup vegetable oil
- 3 tbsp sesame oil
- 1 tbsp salt
- 2 tbsp soya sauce
- ¼ tsp white pepper
- ½ cup water, plus more for assembly
- 3-4 packages dumpling wrappers, available at most grocery stores

*Instructions:*

- For the filling, mix all the ingredients (except for the wrappers) together in a large mixing bowl, stirring thoroughly for at least 5 minutes until well combined.
  - To wrap the dumplings, dip your finger in a bowl of water and dampen the edge of each circular wrapper. Scoop a ½ tsp of filling neatly into the centre of the wrapper, fold in half and pinch the wrapper at the top. Then make two folds on each side until the dumpling resembles a fan. Make sure it is completely sealed. Repeat until all the filling is used up.
  - Place the dumplings on a baking sheet ensuring that they do not touch. At this point, you can freeze the dumplings overnight in the sheets and then transfer them into Ziploc bags and freezer for later use.
  - To cook the dumplings, I recommend pan-frying them. Heat 2 tbsp of oil in a non-stick pan over medium-high heat. Place dumplings in the hot pan, making sure not to let them overlap. Fry for 2 minutes, then pour in enough water to cover the bottom of the pan. Cover and reduce heat to simmer, allowing the dumplings to cook in the steam for about 5-10 minutes or until all the water has evaporated. Remove cover, increase the heat and fry for a few more minutes, until the bottom of dumplings is golden-brown and crisp.
  - Serve with Chinese black vinegar and shredded ginger, or other dipping sauce of choice!
- Enjoy and Happy Lunar New Year! Xin nian kuai le! Kung Hey Fatt Choy!*



**LORRI MCCRACKIN**  
DESIGNS

Interiors with soul

Designing a beautiful, thoughtful home isn't easy. Copycat design, bloated budgets and avoidable delays are common missteps. With more than 25 years of experience, I specialize in helping clients identify their innate style, translating it to a physical space that feels like coming home to yourself. By listening closely, planning carefully and sourcing creatively, I design modern collected homes that tell the story of you.

3838A Cadboro Bay Rd | 250-532-1746 | [lorrimccrackindesigns.com](http://lorrimccrackindesigns.com)

By Shannon Whissell | Director of Development, Threshold Housing Society  
Photo supplied by Shannon Whissell

# Oak Bay Rotary Partnership with Threshold Housing Expands to Include More Rotarians and More Youth

The Rotary Education Pursuit Fund (REPF), created as a partnership between the Rotary Club of Oak Bay and Threshold Housing, expanded in 2023, drawing support from two additional Rotary Clubs. Both the Rotary Club of Victoria and the Rotary Club of Victoria – Harbourside have committed \$10,000 to the REPF, bringing the total for the year to \$30,000.

Threshold Housing serves at-risk youth, from 15 to 24 years of age, experiencing homelessness, aging out of care, or fleeing violence in the home. Threshold has three housing models, each with specific levels of support based on youth needs. Wrap-around support include the Foundations Program of life and relationship skills, financial literacy, clinical counselling, cooking and nutrition, and so much more. Threshold also runs the Supportive Recovery Program, the only residential, harm-reduction focused program for youth on Vancouver Island. In total, approximately 50 youth stay with Threshold at any given time, and each one has the support of the REPF to pursue their educational goals.

The REPF was created to remove financial barriers to education for youth. Even for those who qualify for the government’s tuition waiver program, costs of fees and textbooks, and tuition for programs



A recently graduated youth from Threshold Housing.

from excluded institutions can keep youth from pursuing their goals. Operating for two years now, the fund has opened doors to education for 21 youth who otherwise saw their future as one of minimum wage jobs and continued struggle. This past Fall, for the first time, a youth in Threshold Housing was accepted into the University of Victoria, something that wouldn’t have been an option without the fund.

This youth, who accessed the fund to complete training in Community Services – Child and Youth Care, in preparation for giving back to the community that has helped her, had these words to say: “Thank you from the bottom of my heart for paying for 4 semesters, so far, of college courses. I never would have been able to imagine I would receive this amount of support from anyone.”

While further education and full-time studies are not the goal for every youth Threshold supports, the percentage of Threshold youth engaged in education rose 26% in the fund’s first year. Threshold’s promise to youth and the community is “Safe Homes. Brighter Futures”. With the support of partners such as the Rotary Clubs of Oak Bay, Victoria, and Victoria-Harbourside, those futures shine even brighter.



Join, Participate, Donate @ [oakbayrotary.ca](http://oakbayrotary.ca)

TOGETHER, WE

# TRANSFORM

Connecting to transform our communities— that’s what people of action do.  
Learn more at [rotary.org/action](http://rotary.org/action).

Rotary  PEOPLE OF ACTION



# RISE Flag Football: Creating a Fun and Inclusive Youth Sport Environment on Vancouver Island

**F**lag football is a sport that's growing in popularity all around the world, so much so that it was recently announced as an official Olympic Sport to debut in the 2028 Games in Los Angeles! And right here on Vancouver Island, the community response to the new RISE Flag Football league has been incredible.

The RISE Flag Football program was brought to Canada from the United States about 5 years ago and the league has expanded in Ontario and beyond. Together with head coach Dylan Tucker, Brittany Hawkes helped launch RISE's first season in the Spring of 2023 in Victoria. The response was immense, so in the Fall, the league expanded to

Duncan. For the 2024 Spring Season, there will be leagues in Victoria, Duncan and Nanaimo for athletes in grades 3-12.

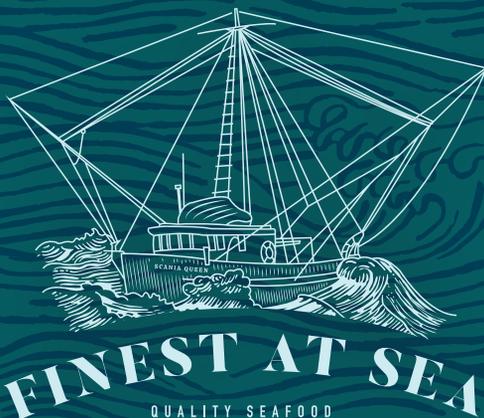
Brittany was born and raised in Victoria and now lives in Mill Bay raising 4 active children with her husband Aaron. Brittany competed at a high level in numerous sports but never had the opportunity to play football until adulthood. For Dylan, on the other hand, football has been a huge part of his life since childhood. Reflecting on the sport Dylan said "whether it be in my work ethic, communication, resilience, conflict management... team sports, and specifically the game of football, has had a greater impact in my life than I ever could have predicted."



Dylan Tucker, Head Coach, and Brittany Hawkes, League Operator of RISE Flag Football.

From our fishermen direct to you. We're your neighbourhood premium seafood market filled with the finest local catch.

WILD • SUSTAINABLE • TRACEABLE  
**finestatsea.com**



• VISIT US •

## Victoria

Seafood Market + Food Truck  
27 Erie St 250.383.7760

## Vancouver

Seafood Market + Grocer + Deli  
4675 Arbutus St 604.266.1904



Unlike tackle football, little equipment is needed in flag football. “This is why it has grown at such a quick rate worldwide,” Brittany reveals, “All it entails, in its simplest form, is a ball and a field. The minimal equipment speaks to the safety of the game and is a huge cost savings for parents, who are otherwise looking at considerable costs for protective gear.”

Another exceptional aspect of the RISE league is that the games are played co-ed. “This is really an opportunity for girls to play a sport that hasn’t been really open to girls before,” Brittany explains, “In the past, it just wasn’t the social norm for a girl to join a tackle football team. Plus, there are risks to safety for girls playing tackle football. So, this is an incredible non-contact opportunity for girls to learn the game, and from what we hear from both boys and girls, playing co-ed is a ton of fun! There aren’t many sports where girls and boys can play together, so it’s not surprising that flag football is so well received. “

In addition to the co-ed teams, RISE is looking to launch an all-girls division as early as this Spring. “Because flag football is growing at a provincial, national and international level, we need to see the all-girls representation grow,” says Brittany, “the model we are creating is to

always have a foundation of recreational co-ed leagues, but for those more competitive athletes - both male and female - there will be competitive streams of our program available to them. We can’t wait to see how far some of our RISE athletes will go in the sport - some may even be able to secure university scholarships for flag football.”

The testimonials from parents speak to the kids’ enjoyment of the game, even for those who had never liked team sports before. Brittany explains: “Our passion is to see kids thrive. We don’t see RISE as just another program to fill your schedule. We see it as an opportunity to invest in the next generation and to build up the youth in our community. What makes RISE special comes from the top down. The heart and soul and passion we bring to the kids really shine through and that’s why kids come away with such a positive experience. The sport itself is fantastic but the leaders make the difference.”

The Spring flag football league will commence the first week of April. To find out more, visit <https://uariseflag.ca/find-a-league/vancouver-island/>

**FAWCETT MATTRESS**  
Local. Natural. Direct to Consumer.

**Customize Firmness Side to Side.  
At a Price You Can Sleep With.**

**FawcettMattress.com | 250.384.2558**  
Nanaimo & Victoria locations

**Gustavson**  
School of Business  
University of Victoria  
EXECUTIVE PROGRAMS

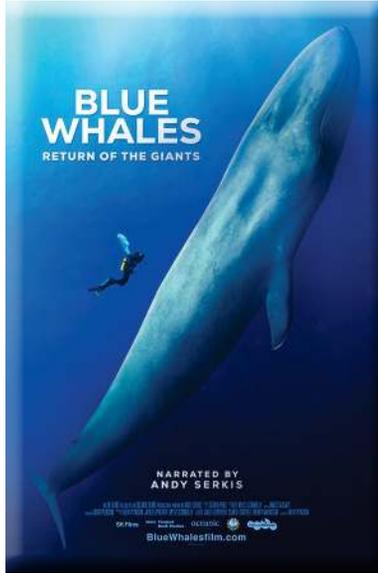
**Professional Development**  
Programs, Courses and Custom Group Training

PROJECT MANAGEMENT | LEADERSHIP  
FINANCE | STAKEHOLDER MANAGEMENT  
BUSINESS COMMUNICATION | EDI  
SERVICE LEADERSHIP | CHANGE MANAGEMENT

+1-250-721-6429 | eisted@uvic.ca | execprograms.uvic.ca/prodev

# 7 Huge Facts About Blue Whales

IMAX® Victoria is excited to bring to the big screen a wondrous journey exploring the world of the magnificent blue whale. “Blue Whales: Return of the Giants” follows two scientific expeditions – one off the Seychelles and the other along Mexico’s Gulf of California. As populations rebound from near extinction, the film is an inspiring story about the largest animal that ever lived, and to celebrate this momentous occasion, we have made a list of huge facts that touch on all the superlatives that characterize these marine marvels.



1. Blue whales are the Earth’s largest animals, some growing over 30 metres long and weighing more than 130,000 kilograms. That’s as long as 3 city buses and as heavy as 30 elephants!
2. Although blue whales are water-dwellers, like all other whales, they are mammals and not fish. As mammals, they are warm-blooded, breathe air with their lungs and bear live young.
3. Blue whales can be found in all our planet’s oceans except for the Arctic and can usually be found swimming alone or in small groups of 2-4, unless they happen on a very active feeding ground, in which case, a few dozen may be found together.
4. Blue whales are carnivores, but despite their massive size, they feed on tiny shrimp-like crustaceans called krill. But of course, to fill their whale-size hunger, they eat a lot of it, about 40 million in a single day!

5. Whales are categorized into two groups – toothed and baleen. Toothed whales eat fish and penguins. Blue whales are baleen. Instead of teeth, they have baleen, a fibrous material that is used to filter their food. When feeding, a large volume of water and krill is taken into the whale’s mouth, then the water is pushed back out through the baleen plates, trapping the krill that the whale eats.
6. Blue whales are great communicators. They talk to each other using a series of vocal sounds that are so loud that they can be heard underwater for hundreds of kilometres. Their calls are the loudest of any creature on Earth!
7. Blue whales follow a seasonal migration pattern. They feed on krill in cold polar waters then travel to warmer waters to mate and give birth.

There are many more amazing facts about blue whales we would love to share, so we hope you will catch the visual feast that is “Blue Whales: Return of the Giants” at IMAX® Victoria. The movie opens on

February 9th. To buy tickets, visit [www.imaxvictoria.com](http://www.imaxvictoria.com).

For more information about the film and to engage in some captivating online learning opportunities, check out <https://bluewhalesfilm.com/activities>.

**IMAX® VICTORIA**

**EXPERIENCE THE LARGEST SCREEN IN BC**

[imaxvictoria.com](http://imaxvictoria.com)

Located at the Royal BC Museum  
675 Belleville St



**YourPlace MUSIC SCHOOL**

Music teachers who come to you in the **Greater Victoria Area**

Book a Free Trial Lesson

lessons@yourplacemusic.ca  
www.yourplacemusic.ca  
778-817-1473

250.384.1230  
**Ruffell-Brown.com**  
Main Showroom: 2745 Bridge St, Victoria  
Satellite Showroom: 101-9818 Third St, Sidney

**RUFFELL & BROWN**  
WINDOW COVERING CENTRE  
HunterDouglas

COMING SOON NEW  
Nanaimo Showroom!

**PACIFIC AWNINGS**

NOW OFFERING OUTDOOR HEATERS  
250.361.4714  
**PacificAwnings.ca**  
Showroom: 2745 Bridge St, Victoria

DISTRICT OF **OAK BAY**

**Connect with the District!**

We want to hear from you and want to ensure you have every opportunity to participate in what is happening in the District.

Here are some ways you can get involved:

- Attend a meeting of Council (in-person or virtually)
- Write to Council
  - Email: [administration@oakbay.ca](mailto:administration@oakbay.ca)
  - Mail: 2167 Oak Bay Ave, Victoria, BC, V8R 1G2
  - Drop off at Municipal Hall
- Follow the District on Social Media
- Sign up for newsletters on [www.connect.oakbay.ca](http://www.connect.oakbay.ca)
- Serve on an Advisory Body to Council

For more information on ways to engage with the District, visit [www.oakbay.ca/get-involved](http://www.oakbay.ca/get-involved)

## Home Care, Nursing & Footcare

Locally owned & operated  
Living wage+ employer  
Consistent caregivers  
1 Hour minimums



Extra help around the home  
Personal care & showers  
Transport & errands  
Overnight & 24 hour



**COMMUNITYPLUS**

**250-658-6508**

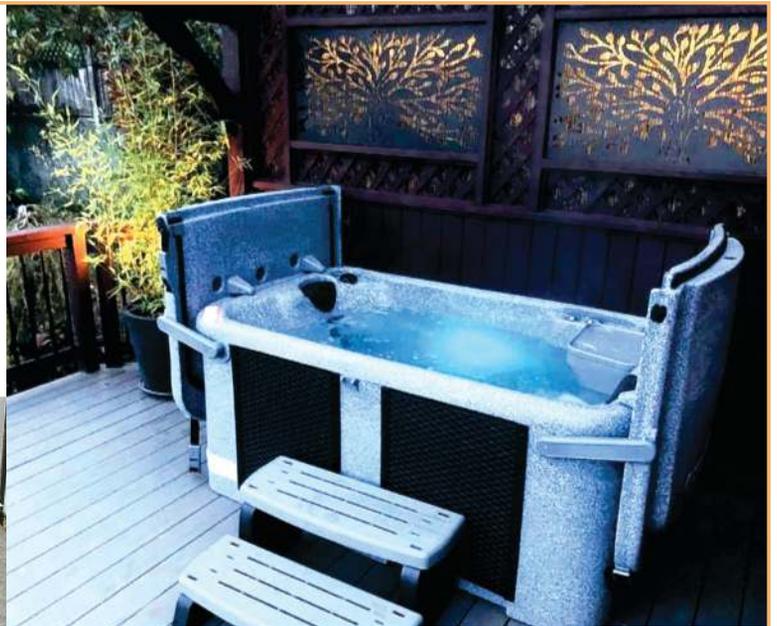
**ECO SPA**  
Efficient Clean Durable

**110v Hard Cover Hot Tubs**  
Easily converts to 220v

*The New Generation of Spas!*

julian@ecospascanada.com | Tel: 250.893.8774

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





# JASON BINAB

PERSONAL REAL ESTATE CORPORATION

# #1 AGENT IN OAK BAY SINCE 2016\*

\*BASED ON SALES REPORTED TO THE VREB MLS® SERVICE

JASON.BINAB@THEAGENCYRE.COM  
250.589.2466 | JASONBINAB.COM



3255 NORFOLK ROAD | \$6,499,000  
5 BD 5 BA | 4,967 SQ FT | 18,207 SQ FT LOT



3777 WARING PLACE | \$6,500,000  
4 BD 4 BA | 3,787 SQ FT | 9,148 SQ FT LOT



4929 PROSPECT LAKE ROAD | \$2,699,000  
4 BD 4 BA | 3,846 SQ FT | 13,068 SQ FT LOT



1307 TRANSIT ROAD | \$4,375,000  
5 BD 5 BA | 4,512 SQ FT | 6,851 SQ FT LOT



10704 BAYFIELD ROAD | \$2,500,000  
3 BD 3 BA | 3,177 SQ FT | 22,651 SQ FT LOT



2685 BURDICK AVENUE | \$3,950,000  
6 BD 6 BA | 3,675 SQ FT | 6,000 SQ FT LOT



4291 GORDON HEAD ROAD | \$5,250,000  
5 BD 5 BA | 3,828 SQ FT | 1.87 ACRE LOT



3917 CADBORO BAY ROAD | \$5,000,000  
4 BD 3 BA | 3,348 SQ FT | 16,465 SQ FT LOT



2151 FAIR STREET | \$1,600,000  
6 BD 4 BA | 4,384 SQ FT | 12,426 SQ FT LOT



2118 PENTLAND ROAD | \$1,499,000  
3 BD 1 BA | 1,686 SQ FT | 8,085 SQ FT LOT



725 RACE PASSAGE CLOSE | \$2,499,000  
4 BD 4 BA | 3,440 SQ FT | 1.25 ACRE LOT



201 - 1375 NEWPORT AVENUE | \$975,000  
2 BD 2 BA | 1,584 SQ FT

[THEAGENCYRE.COM](http://THEAGENCYRE.COM)

101-960 YATES STREET, VICTORIA, BC V8V 3M3  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE.