

Windsor Park Community Newsletter



March 2004



The condominium proposal has been revised again to four storeys (nearly 44 ft.), with 37 units. VOCO will send the proposal to the city 21 days from February 16 as an application to rezone the site from CNC (neighborhood commercial) to DC-2 (direct control zoning). The proposal violates the Mature Neighborhood Overlay, which applies to all other residential development in Windsor Park, in height and density.

The issues of shadowing, privacy, noise and traffic as well as density remain. You can examine the details of the proposal on the Windsor Park website at <http://www.ualberta.ca/%7Eedo/websiteWPCL/Voco/VocoFeb2004.pdf>.

VOCO maintains the position that CNC is not viable on that site. However, with a condominium rather than a commercial development on the site, the community will have fewer services available in the neighborhood and will have no capacity to restore or add services. A development under the current CNC zoning could potentially be 40 feet (10 metres) high, almost as high as the proposed condominium. However, privacy, parking and density issues would be easier to control with CNC zoning. Residential development within Windsor Park currently can be no higher than 32 feet (8.6 metres), which is about the height of the Latter Day Saints building at the northwest corner of 116 St. and 87 Ave.

The properties within 60 metres of the site and the Community League have been notified by VOCO of the proposal. The League is notified in addition to the directly affected properties because the development has an impact on the entire community. The League's Land Use Planning Committee will be considering the proposal and making recommendations to the League executive at the March meeting. The League's current position is that we much prefer the site remain zoned CNC, but if it is to be rezoned for residential development, it should have a zoning to which the Mature Neighborhood Overlay applies. The Mature Neighborhood Overlay applies to RF-1 to RF-5 zoning in neighborhoods, like Windsor Park, which were developed prior to 1970.



Until **March 8**, individual comments on the proposal can be addressed to VOCO at the address indicated on their submission (page 3 of the document at <http://www.ualberta.ca/%7Eedo/websiteWPCL/Voco/VocoFeb2004.pdf>). VOCO is required to include these comments in their submission to the city. Comments prepared after March 8 should go directly to David Schoor at the City of Edmonton's Planning and Development Dept, 10250 - 102 Street, Edmonton, T5J 3P4. In either case please provide the community League with a copy of what you send the city or VOCO. Just drop it in the League mailbox.

Once the application for rezoning is filed with City Planning, there is a 4 to 6 month review process prior to a City Council hearing on the proposal. Eight weeks before any

hearing, City Planning prepares a report to City Council with recommendations on the proposal. This report is available to the public prior to the hearing.

When the City Council hearing is held, Windsor Park residents and the League can speak before Council. Each presentation is limited to 5 minutes. Given that the application for rezoning will be filed in early March, we can expect a hearing to be scheduled in the summer.



Since the process provides opportunities for input at various points along the way, it is important to make comments at each stage even though it seems repetitive and time consuming at times. The comments and positions of Windsor Park residents and the League to date have resulted in reductions in the height and density of the condominium proposal, and can continue to have a positive effect on the proposal, especially in the period prior to the filing date of the application, i.e. before March 8.

---Elaine Solez and Edo Nyland

	<p><i>Steeps – College Plaza</i> <i>11116 – 82 Ave</i> <i>988-2386</i> <i>Free ½ hr indoor parking</i></p>
<p><i>Come and look at our Tea selection. Serving over 200 types of Tea and a great selection of deserts. We have White Tea, Green Tea, Oolong, Black, Herbal, Maté, and the very famous Rooibos (the largest selection in Alberta).</i></p> <p><i>“Orange Blossom Oolong is featured as the best dinner party Tea. This Tea has been quoted as the best Tea to serve after a gourmet meal or with appetizers” SSC - Steeps College Plaza Owner</i></p> <p><i>Come to Steeps and realize the true value of a well Steeped Tea, traditional or iced.</i></p> <p><i>Steeps College Plaza is proud to announce a new owner, little Averi, born to Sidney and Linda (Owners) on Saturday February 21, 2004, 8lbs 3 oz.</i></p>	<p><u>March Special Events</u></p> <p><i>Spring Poetry Reading – www.strollofpoets.com</i> <i>Six day of Poetry at Steeps</i></p> <p><i>Steeps Folk Music Concert Series Continues –</i> <i>Come visit for our schedule, this has become the jewel of folk music with a very elite group of musicians playing at Steeps</i></p> <p><i>Tea Leaf Readings by Anita</i> – Every Tuesday evening by appointment only</p> <p>Hours of operation: <i>Sunday to Thursday 10:00 a.m. to 11:00 p.m.</i> <i>Friday & Saturday 10:00 a.m. to Midnight</i></p>

PHARMACY CORNER

Pharmacist: *Peter Mack*

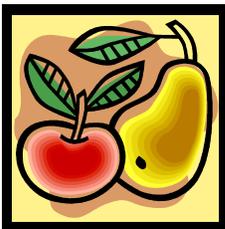
Windsor Park Guardian Prescription Center

Phone: 433-6636, Fax: 439-3761



Colorectal Cancer: Prevent It, Treat It - You Can Beat It!

The name can be frightening, but the fact is that colorectal cancer—cancer of the lower bowel or rectum—is one of the most curable forms of cancer when it is discovered early. Screening tests can help detect colorectal cancer at its most treatable stage, sometimes even before it begins. (When it's caught and treated early, the five-year survival rate for localized colorectal cancer is more than 90 percent.)



As with many other conditions, the risk of developing colorectal cancer may be reduced by eating a healthy diet high in fruits, vegetables, whole grains and legumes (beans, lentils and nuts), and limiting your intake of meat, fat and alcohol. Regular exercise is also a good idea.



Screening is recommended for everyone over the age of 50. People in high-risk groups, such as those with a family history of colorectal cancer, should ask their doctor whether they need to be screened earlier.

March is Colorectal Cancer Awareness Month: don't let modesty or embarrassment keep you in the dark. To learn more, check out the Colorectal Cancer Association of Canada website at www.ccac-acc.ca.

---Article courtesy of *Pharmacy Practice*, a professional journal---

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Rummage Sale

St. John's Anglican Church
(11111-57 Avenue)

Friday, April 2: 6:00 to 9:00pm
Saturday, April 3: 9:00am-12 noon

\$3.00 and \$10.00 Bargain Bags on
Saturday.

After School Care Program

The Windsor Park After School Care Program is considering offering a summer activity and "daycare" program for school-age children in July & August 2004, in addition to their current September to June program.

Part-time or full-time placements and daily, weekly, and full-month options are all being considered. Please call Carol McCallum at 988-5068 if you are interested.



Edmonton Community Events Newsletter

The year 2004 represents Edmonton's 2004 Centennial, and City Council would like to involve citizens in the special celebrations. Many exciting events are planned, from concerts to talent shows and school projects. To view a copy of the *Edmonton Community Events* newsletter, go to the Windsor Park Community website (URL shown below). You can also call 408-2004 for a program listing all the upcoming Centennial events.



SOCCER REGISTRATION WINDSOR/GARNEAU

Registration for the 2004 outdoor season will take place on Saturday, March 6th from 10 AM to 1PM at the Windsor Park Community League Hall.

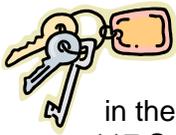
- ◆ Registration is first come first serve. Space may be limited on some teams. Every effort will be made to place players on Windsor/Garneau teams; however players and teams may be amalgamated with teams from other communities if a full team cannot be formed or more than a full team is registered.
- ◆ Community League membership is required to participate
- ◆ The Youth Outdoor Season begins (weather permitting), the last week of April, and continues through to the end of June. Teams finishing first in their Division advance to EMSA City Finals the last weekend of June. The Southwest Edmonton Minor Soccer Association (SWEMSA) holds a Fall Round the first 3 weeks of September, that culminates in a Fall Championship Tournament the 3rd or 4th weekend of September.
- ◆ Youth referees needed (training provided, good pay)

Team	Year of Birth	Game Times
Under 6 (mixed only)	1998 or 1999	Mon (practice) Wed (game) 6:15
Under 8 (mixed only)	1996 or 1997	Tue/Thurs 6:15
Under 10 (mixed or girls)	1994 or 1995	Mon/Wed 6:15
Under 12 (mixed or girls)	1992 or 1993	Tues/Thurs 6:15
Under 14 (mixed or girls)	1990 or 1991	Mon/Wed 7:30
Under 16 (mixed or girls)	1988 or 1989	Tues/Sundays 7:30/5:00
Under 18 (mixed or girls)	1986 or 1987	Thurs/Sundays 7:30

- ◆ **Coaches and volunteers needed!**
- ◆ **For more information on soccer in South West Edmonton, go to www.SWEMSA.com**



For more information contact the soccer coordinator, Russell Makar, at 430-1313 or by email at russell.makar@millardhealth.ab.ca



Lost!

A key ring with 4 keys and a small knife was lost in the back lane between 116 & 117 Street. Would the finder please contact me through the newsletter editor at 436-3143. Thank you!

Playschool News

The Windsor Park Co-op Playschool offers two morning programs:

- ◆ 3-year-olds on Tuesdays and Thursdays.
- ◆ 4-year-olds on Mondays, Wednesdays and Fridays.

Our teacher has an ECE degree, and our emphasis is on learning through play, with seasonal themes, topics like health, safety, and nature, and related field trips.

For more information, call John Collier at 433-1270.

Bottle Drive

The Playschool will once again be holding a bottle drive in the spring. Please hold onto your bottles and returnables to help support our local playschool. If you have a bottle "emergency" before then, please call John Collier at 433-1270.



Next Community League Meeting

The Windsor Park Community League Executive will next meet on the **3rd Tuesday of each month** (e.g., March 16) @ 7:30 p.m. in the Community League building. Community members are welcome to attend.

Notice to Advertisers and Contributors

Do you have news about our community? Can you offer a product or service to our community? We welcome your submissions!

Windsor Park Community League members can advertise personal items, such as garage sales, music lessons, babysitting services, etc. **free** in this newsletter.

If you would like to advertise a business, service, or product, you can get your message out to Windsor Park residents at very **competitive rates**:

Full page: \$60, Half: \$30.00, Third: \$22.50, Quarter: \$15.00

Payment is required prior to the monthly production deadline of every 3rd Friday. Cheques can be sent directly to the League treasurer, Guy Woo.

Send your ad via e-mail or on disk to Nicholette Anand at anand3@shaw.ca. Word format is preferred, but we also accept MS PowerPoint, .jpg, and .pdf formats.

Newsletter Deadline

The deadline for newsletter submissions is the **3rd Friday of each month**.

new 2-cd album!



waiting for luck to come

wilfred n & the grown men

with windsor park recording artist wilfred kozub

wilfred n & the grown men

live cd release show

at

The Sidetrack Café

Wednesday, March 24th

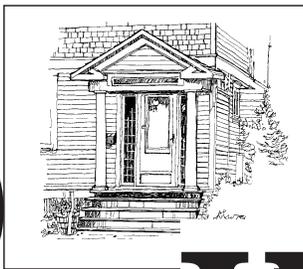
with guest Jim Serediak

cd available at: Megatunes, Chapters on Whyte,
Blackbyrd Myoozik, Listen, Freecloud, South Side Sound,
and other fine music shops

w w w . w i l f r e d n . c o m

THIS OLD EDMONTON HOUSE

W PUBLIC SEMINAR SERIES 2004^W



Are you the owner of a historic home, full of character, charm and outdated mechanical/electrical systems? If so, you'll be interested in this series of public seminars about owning, maintaining and restoring a historic home. An expert in the field will lead each seminar. Come prepared with your questions and problems and perhaps leave with some solutions and answers.

1 Introduction to heritage home designation

Monday, February 23, 2004 w 7:00 to 9:00 pm
\$1500

This session will introduce you to the City's designation program and to the benefits of maintaining your heritage home. A panel discussion will feature local Edmontonians who'll share how they went about restoring their homes.



The Molstad Residence

Location:
Fort Edmonton
Park
Presenters:
David Holdsworth
MHR home owners

2 How to research your historic house

Monday, March 1, 2004 w 7:00 to 9:00 pm
\$1500

Learn how to do basic research on your home. Find out where to start, what clues to look for, and how to cross reference resources.

Location: City of Edmonton Archives
Prince of Wales Armoury
10440 - 108 Avenue

Presenter: Bruce Ibsen, *City of Edmonton Archivist*

3 A good foundation

Monday, March 8, 2004 w 7:00 to 9:00 pm
\$1500



The foundation for any historic home restoration is a good foundation! Learn about common foundation problems and solutions.

Location: Fort Edmonton Park
Presenters: Peter Caron, *The Housewright*
Lance White,
White & White Engineers Ltd.

4 **Windows & doors**
Monday, March 15, 2004 w 7:00 to 9:00 pm
\$1500

Windows and doors play a major role in preserving the character of your historic house. Find out how they can be maintained and repaired.

Location: Fort Edmonton Park
Presenter: Peter Caron, *The Housewright*

5 **Mechanical & electrical systems**
Monday, March 22, 2004 w 7:00 to 9:00 pm
\$1500

Before you hire a contractor to upgrade your systems, it's important to understand how their work may impact your interior.

Location: Fort Edmonton Park
Presenter: Peter Caron, *The Housewright*

6 **Roofs & exteriors**
Monday, March 29, 2004 w 7:00 to 9:00 pm
\$1500

Maintain the exterior of your home properly and you'll avoid having to repair the interior!

Location: Fort Edmonton Park
Presenter: Peter Caron, *The Housewright*

7 **Historic interiors tour**
Wednesday, March 31, 2004
7:00 to 9:00 pm w \$1500

Tour the houses of Fort Edmonton Park to view firsthand the most common styles found in Edmonton. Topics include layout, millwork, lighting and detailing.

Location: Fort Edmonton Park
Presenter: Johanne Yakula, *From Times Past*

8 **Plastering walls**
Monday, April 5, 2004 w 7:00 to 9:00 pm
\$1500

Plaster has traditionally been used to finish interior walls. Learn how to make easy repairs to maintain these walls.

Location: Fort Edmonton Park
Presenter: Peter Caron, *The Housewright*

9 **Walls & woodwork**
Wednesday, April 7, 2004 w 7:00 to 9:00 pm
\$1500

Learn about a variety of techniques and materials that are available to hide, restore and decorate interior walls.

Location: From Times Past, 12403 Stony Plain Rd.
Presenter: Johanne Yakula

10 **The house doctor**
Saturday, March 20, 2004 or
Saturday, April 3, 2004
9:00 am to noon w \$4000

This program gives you a chance to walk through a private historic house to evaluate the house for potential problems.

Location: Private home (TBA)
Presenter: Peter Caron, *The Housewright*

For registration information, please contact:
Fort Edmonton Park Registration at 496-2925

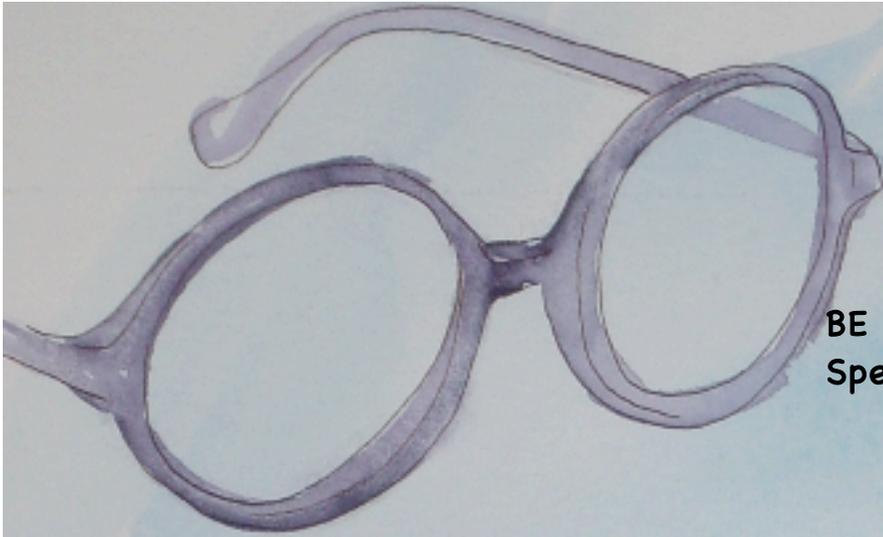
For additional information, please contact:
David Holdsworth at 496-5281
david.holdsworth@edmonton.ca



City of Edmonton
 Historic Resource
 Management Program



NOTE: Seminars may be cancelled and rescheduled. Should this occur, we will notify entrants with the new date and time. If necessary, the registration fee will be refunded. Registration is on a first come, first serve basis and we reserve the right to limit class size.



EDUCATION WATCH

BE SEEN FOR PUBLIC EDUCATION:
Spend an hour in the gallery. Let
the government know Public
Education matters to you.

*Action for Education invites
parents and school councils to
keep watch at the 25th
sitting of the provincial
legislature beginning feb. 18th.*



To book your place contact:
Dianne Williamson (780) 444-3749,
cell (780) 721-3748 or email:
actionforeducation@shaw.ca
*Sessions run from 1:30pm Mon. to Thurs.
& 8:00pm Mon. to Wed.*

Can't make it to a session?

Phone-on-Friday

Call and tell your MLA that you want the
Learning Commission Recommendations fully
funded a.s.a.p.

For your MLA's name & number
call 310-0000 toll free.



*Action for Education is a non-partisan, Alberta based parent advocacy group.
For more info. visit www.ActionForEducation.ca*