

# Windsor Park Community Newsletter

September 2004

## **Still Wanted: Three Community League Volunteers**

The Community League requires three new members for the Executive. All the positions advertised below offer excellent opportunities to make a contribution to our neighborhood and to meet other community members.

### ***Building Rental Manager***

We require an individual to rent the community league building to members for events such as birthday parties. If you are interested, please call Sheri Samuels at 433-3741.

### ***Newsletter Editor***

We need an individual to co-ordinate and format all submissions for the monthly newsletter. A computer, computer skills, and basic writing skills are required. If you are interested, please call Nicholette Anand at 436-3143.

### ***Social Chair***

We still need an individual or a small group of individuals to plan social events for our community. All you need is imagination; the League pays the bills and provides a comprehensive manual to help you get started. If you are interested, please call Edo Nyland at 433-2211.



## **Islam and the West A Christian Viewpoint Dr. Hanna Kassis**



Hanna Kassis, born in Gaza, Palestine, taught at the Dept. of Religious Studies at UBC. Since retirement he has lectured on the interaction of Christianity, Judaism and Islam in the middle ages and on Christian-Muslim relations.

**Oct 1, 7 p.m.**

**Oct 2, 10 a.m.-3 p.m.**

**Oct 3, Sunday sermon at 10 a.m.**

**Tickets: \$20 or Students \$10**

**St. George's Anglican Church  
11733-87 Ave. Phone 439-1470**

[stgeorges@telus.net](mailto:stgeorges@telus.net)

Regular Sunday worship: 8 a.m. and 10 a.m.  
Nursery and Sunday School available.

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## **Help! Lost Cat!**

We lost our cat in mid-July but think she may still be in the area. She has long hair (black and orange with a fluffy white ruff). She has been known to get shut in sheds and garages. Any information about her would be greatly appreciated! Please phone 433-8735.



## A Message from the President...

Welcome back from the good things all of you did during the summer!

The land-use committee, chaired by Elaine Solez, and I have been busy with VOCO's condo proposal. Our participation in a charrette at the end of June with the developer, representatives of the league, the school and the church, facilitated by City planning, has generated yet another version of the proposal. As the revised condo proposal was filed at the end of July the City Council public hearing on the re-zoning application did not take place in August. It is now unlikely to come to council before November. The new proposal does not change the height or the number of units, and does not adequately address the community's need for commercial services, our major objections to the condo proposal all along.

I've been discussing the proposal with various members of City Council and would like to provide you with text of the summary document I'm leaving with them. Elaine and I wrote it subject to three constraints:

1. Distilling our arguments to a single page was not easy and required compromises.
2. In order to have credibility at Council it is essential that Windsor Park appear flexible and reasonable, and show that the league's position is consistent with City Council policy.
3. The view that CNC is not viable on that site continues to have strong currency with both the developer and city planners. The key assumption made by both is the curious notion that the presence of the university and the medical complex is irrelevant to the commercial viability.

### **Windsor Park Preferences, in order of desirability:**

1. Windsor Park would prefer to maintain CNC and see the site develop with specialty, convenience retail, and professional services
2. If the zoning becomes residential, multi-family developments are acceptable if they are in a category covered by the Mature Neighbourhood Overlay (RF-1 to RF-5) so the residential development on the site will not exceed 2.5 storeys.
3. DC-2 zoning up to 3.5 storeys with some commercial on the main floor and residential above might be considered as a last resort. This should be consistent with the Medium Density Overlay (MDO) and needs to be discussed with the community.

### **Windsor Park has serious concerns with VOCO's four-storey, 37-unit condo proposal:**

- **181 dw/ha is too dense** for the site and the neighbourhood, and will result in:
  - Shadowing and loss of privacy for properties to the north.
  - Insufficient landscaping (out of character with the community).
  - Increased traffic on 118 St. near the school is a safety issue for children.
- **Traffic and parking congestion** is already a problem because most children who attend the school live outside the neighbourhood, a day care operates in the school and a nursery school program operates in the community league building. The church on the other side of 87 Avenue has continual problems with finding parking for its parishioners and operates an out of school program which also generates traffic in the area of the proposed development.

- Loss of commercial space, resulting in **insufficient commercial space** and **decreased walkability and connectivity** for the community.

**Windsor Park supports redevelopment of the site, but does not support rezoning from CNC.**

- The strip mall on the site shows every one of its 50 years. It has not been maintained or developed in any significant way for at least 20 years.
- The neighborhood, with the University of Alberta nearby, including 1800 residents and visitors to Lister Hall, can support specialty and convenience retail, and professional services on the site.
- Redevelopment of the site should be appropriate and consistent with the character of a **community of single family homes on large treed lots**.
- CNC development supports **walkability**, seniors' staying in their own homes with **access to services in the neighbourhood**, and **connectivity** in the community.
- If residential zoning rather than CNC is to be considered for the site, **compatibility with the Mature Neighborhood Overlay** which was passed by Council to guide re-development in communities like Windsor Park, would be expected.
- Windsor Park might consider DC-2 zoning if **commercial is retained at street level, density is no greater than 125 dw/ha, and height is no greater than 10 metres**. [Height is that allowed under CNC and RA next to zones that permit single family homes. Density is from the MDO.].
- **All three options above are in keeping with recommendations of Smart Choices.**
  1. CNC promotes **walkability and increased density** as one and a half storeys of residential development is a discretionary use in the CNC zone.
  2. RF-2 to RF-5 zones allow **denser developments than the current residential zoning** of RF-1 in the neighbourhood.
- A DC-2 development with commercial on the main floor and up to two and half storeys of residential above also **increases walkability and density**.

The current state of the proposal will be on the agenda of the September 21 meeting of the Windsor Park Community League executive. As always, executive meetings are public; they are open to any member of the community, and we intend to provide anyone who wishes to speak with the opportunity to express their views. In particular, we would like to hear what you think off the third preference (residential over commercial) presented in the summary. The land-use committee felt it was a useful option to have in the negotiation.

---Edo Nyland,  
Windsor Park Community League President

## Celebrate Edmonton's 100<sup>th</sup> Birthday

*This Thanksgiving, bring your friends and family home to Edmonton!*

Many of the City of Edmonton's recreation facilities and major attractions will open their doors free of charge and feature special events designed to entertain, educate and celebrate. It's our way of saying "Happy Birthday Edmonton!"

**Date: October 9, 10, & 11**

Watch for details in your daily newspaper, call **408-2004** or visit our [www.edmonton.ca](http://www.edmonton.ca) and click on **Edmonton 2004 Celebrations**.



### Fun, Friends & Adventure!

Register now for the 2004-2005 Guiding year.

Registration for Sparks (age 5-6), Brownies (age 7-8), Guides (age 9-11), and Pathfinders (age 12-14) will take place on **Tuesday, September 14** from 6:30-8:00 pm, Lendrum Community League Hall, 11335 - 57 Avenue.

Registration fee is \$65 payable in September 2004. New Leaders very welcome. Contact Dianne @ 436-6189 for more information.

GIRL GUIDES OF CANADA -  
GUIDES DU CANADA  
Rainbow Valley District

## THE EDMONTON CHAMBER MUSIC SOCIETY...

...has been bringing chamber music to Edmonton for 50 years! Join the Celebration -Subscribe now!

Most concerts are at Convocation Hall in the Arts Building on the University Campus.

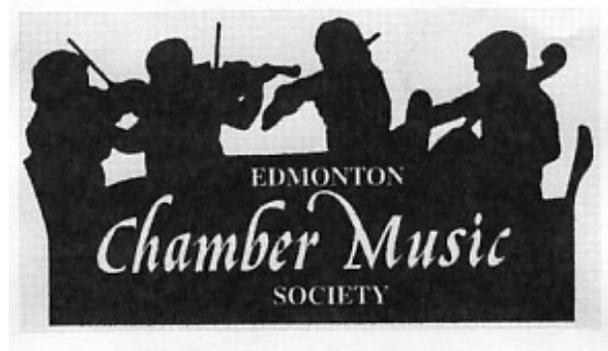
Fall Concerts include:

- ◆ Salzburg Chamber Soloists - Wed., Sept. 29, 8 p.m.
- ◆ Andrew Dawes, violin and Jane Coop, piano - Sat., Oct. 2, 8 p.m.
- ◆ Les Violons du Roy - Nov. 9, 8 p.m.
- ◆ Kaprálova Quartet with Jaromir Klepac, piano - Sat., Nov. 27, 2004

Tickets may be purchased at TIX on the Square (420-1757), or at the Gramophone(109 ST & 87Ave.), or at the door 30 minutes before the concert.

Single Ticket Prices: Adults:\$30, Seniors(65)\$20, and Students just \$5.

If interested in participating in carpools or group walks, call Sharon at 432-7357. The Edmonton Chamber Music Society - 433-4532 or [www.freenet.edmonton.ab.ca/ecms](http://www.freenet.edmonton.ab.ca/ecms).



The Edmonton Amphibians



## Hockey under Water?

Are you a swimmer with at least Level 5 ability and 8-12 or 13-17 years old? The Edmonton Amphibians Underwater Hockey Club invites you to a "Come and Try the Sport" day. On Saturday, September 25 from 12:30-2:30 p.m. we will have the deep end of Coronation Pool, (13808-111 Ave) so you can try this fun and unusual game for free! Prizes, snacks, fun and exercise! Our website is

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

We will provide some equipment but if you have your own swim fins or mask and snorkel – please bring them. Please call Rhonda at 455-9360 if you are able to join us.

## Neighborhood Crime Statistics

A question was recently asked at the Community League Executive meeting about crime statistics for our neighborhood. For anyone interested, these statistics can be reviewed on a monthly basis courtesy of the [Neighborhood Watch website](#). Click Crime Stats, click "Southside" on the city map, and then click the appropriate date range. Just page through the PDF document until you see Windsor Park.

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|  <p><b>Tea Lounge</b></p>   | <p><b>Steeps – College Plaza</b><br/> <b>11116 - 82 Ave</b><br/> <b>988-2386</b><br/> <b>Free ½ hr indoor parking on main level</b></p>  |
| <p>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, Oolongs, Blacks, Herbal, Maté, and the very famous Rooibos (the largest selection in Alberta).</p> <p><i>"White Tea is the purest Tea that one can possibly drink. It has the most anti-oxidants of all the Teas. Steeps has a selection of four White Teas. Come and try the Leopard Snow Bud, White Monkey Paw, Peony White Needle or the Pai Mu Tan. When on Whyte Ave, drink White Tea." ---SSC, Steeps College Plaza owner.</i></p> <p>Come to Steeps and realize the true value of a well-Steeped Tea, traditional or iced.</p> | <p><b><u>Fall Schedule</u></b></p> <p><b>Steeps Folk Music Concert Series starts again</b> – come visit for the schedule, this has become the jewel of folk music with a very elite group of musicians playing at Steeps.</p> <p><b>Tea Leaf Readings by Anita</b> – every Tuesday evening by appointment only.</p> <p><b>Hours of Operation:</b><br/>         Sunday to Thursday 10:00am to 11:00pm<br/>         Friday &amp; Saturday 10:00am to Midnight</p> <p><b>Tea of the Month:</b><br/>         Try the Winter Rooibos - cinnamon with rooibos.</p> |



**JARVIS REALTY**  
10031 106 St., Westlock, AB

**Call Phyllis Frick**  
**Agent**  
**780-349-5790**

### Farm, Fun & Frolic

205 Acre farm on edge of large private lake. 155 acres open, fenced and x-fenced. Barn, shop, outbldgs, 3 bdrm bilevel home. Near ski hill and Landing Trail. Half-mile lakefront- boat, water-ski, skate, snowmobile. Less than one hr. from Edmonton. \$365,000.

### A NATURAL TREASURE

This amazingly diverse acreage (113 acres) beckons a guardian. Enjoy as a year round recreational property or develop as a residential acreage. Small private lake, rolling hills, heavily treed, private trails, small cabin. One hr from St. Albert at Perryvale. \$149,000.

### TREED ACREAGE

70 + acres of poplar and spruce with some natural building sites. Services at road. Great potential for residential / recreational use; restrictive covenant prevents logging. One hr from Edmonton, near Rochester. \$54,900.

## Annual WPCL Membership Drive

Please welcome your WPCL volunteer canvassers as they come to your doors this autumn. If you receive a call-back notice please respond to your canvasser by phone ASAP. Everyone's time & energy is important! Windsor Park is divided into 55 sections & last year there were 55 volunteers!

WPCL memberships &/or donations are greatly appreciated, and the additional chance for personal communication between neighbours is very valuable for having a strong community. Your courtesy, support, interest & help are greatly appreciated!

If you have any questions please call Sarah Nyland at 433-2211 or Robert Garipey at 433-7238.



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# Councillor Jane Batty



***Any concerns or issues, I want to hear from you.***

2nd Floor City Hall  
1 Sir Winston Churchill Square  
Edmonton, Alberta T5J 2R7  
Phone: 496-8140  
Fax: 496-8113  
Ward Four

Email: [jane.batty@edmonton.ca](mailto:jane.batty@edmonton.ca)

## PHARMACY CORNER

Pharmacist: Peter Mack

**Windsor Park Guardian Prescription Center**

Phone: 433-6636, Fax: 439-3761

### ***Smooth Out Cellulite***

Cellulite: a word that strikes fear into the hearts of women. While there is no proven method for completely eliminating the dreaded dimply skin that plagues buttocks, hips, and thighs, there is plenty you can do to smooth out those lumps and bumps.

Cellulite is a term that describes fat deposits under the skin that give it an orange peel-like appearance. It results when fat cells push against the connective tissue that extends from the skin to the muscle below, creating a dimpling effect on the surface of the skin. Cellulite is most often seen in women and is largely predetermined by genetics, so even thin women can develop it. Factors such as hormones,

pregnancy and aging can also contribute to the formation of cellulite.

Exercise can help minimize cellulite by burning fat and building muscle. Experts warn that dieting without strength training can actually promote the appearance of cellulite by causing muscle loss, so don't rely on monitoring meals as your main cellulite-busting strategy.



Instead, exercise, plenty of water and a diet high in fruits and vegetables are key to success. While there are creams on the market that may make cellulite less noticeable, the skin will return to its previous state once you stop using them.

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

## 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.

### **Newsletter at the Pharmacy**

For your convenience, several copies of this newsletter will now be available

each month in the Windsor Park Guardian Prescription Center.

## **Next Community League Meeting**

The Windsor Park Community League Executive will next meet on **September 21 @ 7:30 p.m.** in the Community League building. Community members are welcome to attend.

## **Notice to Advertisers**

Are you a Community League member? Windsor Park members can advertise personal items, such as garage sales, music lessons, babysitting services, etc. **FREE** in this Newsletter.

Do you have a business, product or service you would like to advertise in this Newsletter? Advertise your messages 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 3<sup>rd</sup> 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](mailto:anand3@shaw.ca).



## **Newsletter Deadline**

We welcome your articles & news! The deadline for newsletter submissions is the **3<sup>rd</sup> Friday of each month**. Forward your submission by e-mail to [anand3@shaw.ca](mailto:anand3@shaw.ca) or deliver the material on disk to Nicholette Anand (436-3143).