



WELCOME TO THE WINDSOR PARK PRESS

WINTER 2024

What's Going On in Windsor Park?

ONLINE NEWS

Sign up for WPCL's weekly e-newsletter at enews@windsor-park.ca, visit our website at www.windsor-park.ca to get the latest in WP news and find out what events and programs are scheduled. You can also go straight to communal, at www.windsor-park.get-communal. Follow us on social media [@windsorparkcommunityleague](https://www.instagram.com/windsorparkcommunityleague) and tag us in any info you would like shared with your neighbours.

NEWS DELIVERED TO YOUR DOOR

We know that many WP residents are not online or perhaps choose not receive the e-news. For these residents, news is available quarterly in the form of this print newsletter that is delivered to all WP households by some of our incredible neighbours.

We try to make our print news appeal to all demographics as well as to those who are less 'digitally inclined'. People often tell us that the physical newsletter feels 'personal' and they like that it 'can be pinned to the fridge' or a bulletin board. People are divided on the dad jokes ;-)

AT OUR FACILITIES

All league events at the hall are posted on the door of the hall, and on the road sign on 87th Ave.

Thank you to all our members who spend time ensuring Windsor Park is kept informed what's going on in the neighbourhood and of opportunities for input on matters that affect us as residents.

league members get
more

JOIN WPCL NOW!

Benefits

- 1 Community Engagement
- 2 Access to Programs & Facilities
- 3 Community Support
- 4 Social Events & Activities
- 5 Advocacy & Representation
- 6 Sense of Belonging

MEMBER
Community League
Membership
Expires August 31, 2025

www.windsor-park.ca
@windsorparkcommunityleague

Ready for the Rink?

Get ready for FUN at our community rink this winter! Our SKATE SHACK is ready, the ICE is being prepped and we have hockey SKATES, HELMETS, PUCKS and STICKS to lend to any Windsor Park Mini- McDavids who don't yet have their own equipment. **Consider getting together as a group (family/ friends etc) to OPEN THE SHACK at one of our FIREPIT FRIDAYS.** Check out our events calendar on Communal for more details. **OUR RINK NEEDS YOU!!** Any questions, please contact Michel at hallmanager@windsor-park.ca.

Thanks a MILLION to our trusty team of Ice Makers!! Make sure to stop and say hello if you see them flooding or prepping the rink for our skaters.

Join the Windsor Park Community League



What makes a community league truly effective? It's not just the facilities, programs, or even the board – it's the involvement of the community itself. Leagues thrive when residents get involved in shaping its direction, contributing their time, ideas, and energy to make it a hub of connection and activity.

Community leagues exist to serve their neighborhoods, but they work best when guided by the voices of the people they represent. Whether it's volunteering at events, sharing feedback, or simply attending activities, every bit of involvement strengthens the leagues impact.

When we work together, we create opportunities for connection and tackle local challenges as a united front. The board can plan, but it's community involvement that brings those plans to life.

The simplest way to get involved is to **join the league**. Simply head to www.windsorpark.ca to purchase/ renew your membership, click the QR code or contact Marilyn at membership@windsor-park.ca to join in person.

The league's main sources of community league income are:

- Casino - every 2 years (next due 2025)
- Community League Operating Grant (CLOG)
- Hall Rentals - one off and longer term rentals
- Membership Fees (over 65s are free)

The league also organizes fundraising campaigns, sells advertising space in our print newsletter, applies for other grants and encourages donations and sponsorships.

This income means that Windsor Park can operate and maintain its community hall and rink, offer programs and events to our community and offer our residents a place to connect, socialize, get together as neighbours and friends.

Windsor Park Preschool

for 3 & 4yr olds

SPACES AVAILABLE

www.windsor-park.ca/preschool
wppedmonton@gmail.com

Annual General Meeting

October's annual general meeting of the community league was well attended, financials were approved by the membership, priorities for the next year were identified and our new board was elected.

An enormous thank you to our outgoing board members **Scott Meadows**, who served on the board for 8 years, to **Sheela Hota-Mitchell**, who served for 2 years and to **Russ Makar** who stepped in to serve his second stint on the board (the first being in 2010).

We also extend a huge WPCL welcome to **Nimrit Nijjar**, **Lisa Burnell**, **Jing Li** and **Mona Rai** to their positions as Officers of the league and to **Tim Campbell**, who has since been appointed as WPCL Preschool Director. The board retained two long-serving board members: **Marilyn Gaa** and **Elaine Solez** as Membership and Civics & Planning Directors and to **Jannine Otto**, who returns for a 2nd term, moving from Facilities Director to Programs Director. **Arthur Kloc** moves automatically to the role of Past President.

Thank you to all our members who came out to vote and support our nominees and congratulations to our 2024/25 board.

Contact your Board Members

President: Kyrstie Green president@windsor-park.ca; **Vice President: Nimrit Nijjar** vicepresident@windsor-park.ca; **Past President: Arthur Kloc** pastpresident@windsor-park.ca **Secretary: Lisa Burnell** secretary@windsor-park.ca; **Treasurer: Jing Li** treasurer@windsor-park.ca; **Membership: Marilyn Gaa** membership@windsor-park.ca; **Member at Large, Civics and Park Planning: Elaine Solez** civics_planning@windsor-park.ca; **Member at Large, Programs: Jannine Otto** programs@windsor-park.ca; **Member at Large, Events: Mona Rai** events@windsor-park.ca; **Preschool Director: Tim Campbell** preschool@windsor-park.ca

The Community League's Role is to Bring People Together

WPCL believes that a connected community is a stronger, more resilient community.

Community leagues are non profit organizations, registered under the Alberta Societies Act. They exist to serve and enhance the local community. Windsor Park community league's goal is to **create a welcoming, vibrant and connected community**. We know that the benefits are enormous - from reducing social isolation to resilience in the face of crisis.

Community Spaces bring People Together

The good news is that community resilience starts with small steps e.g. an introduction or an invitation. We know that our neighbours are interested in social gatherings, community celebrations and working with their neighbours on projects. Leagues create **opportunities for connection** by building and maintaining, enhancing community facilities that encourage us to participate comfortably in community life - places where we might say hello to a neighbour or share a meal, and it encourages programming within these spaces.

Our membership is made up of people who care about their community and who support the aims of the league - to make Windsor Park **a better place to live and be**.

Our voting members elect new board of directors elect a new Board every year to oversee the operations and activities of the community league.

cont'd



This board sets priorities, ensures compliance with bylaws, laws and regulations, **engages with the community** through encouraging participation in events, programs and initiatives, manages **community league facilities** (hall and rink), oversees **hall rentals, maintenance and upgrades**, provides **financial oversight** of league funds and organizes **revenue generating activities** (membership, rentals, grants, fundraising, donation drives), **recruits and supports volunteers** to run events and programs, **hires and supervises staff and contractors** for operational roles, **liaises and represents the community with other organizations** e.g. City of Edmonton, **and builds partnerships with local groups** to address shared goals e.g. safety, health and wellness and safety. It's a small but hard working team!

Encouraging our Community to Get Involved

Our league engages and supports groups of interested residents to help achieve priorities that are based on: what the community tells us it needs and wants; who is available to help out as well as their skills and availability.

Currently, our **Development Subcommittee** reviews all development applications relevant to Windsor Park, the **Spray Park Subcommittee** has been working to install a spray pad near the WP playground, the **North Park Enhancement Subcommittee** brings together residents who are passionate about our park resources, and our **Preschool Subcommittee** operates the Windsor Park Preschool. Our **Sports and Recreation Team** ensures that our kids get to play soccer and our rink is open all year round.

Bringing people together who have similar needs, wants and passions.

Going forward, we'd love to connect neighbours interested in planning events in the community. We are also looking into other community programming opportunities such as e.g. **community safety and health and wellness**.

What's Proposed for the Windsor Park Shopping Centre?



The Developer's Proposal

Westrich Pacific has submitted a proposal to develop the Windsor Park Shopping Centre site into a 25-storey slim residential tower surrounded by a podium that's 4 storeys at its edges and 6-storeys near the tower on the shopping centre site, and a 4 storey on 117th St attached to the podium. A mix of commercial and residential units is planned for the podium and the 4-storey building. The plans call for closing the existing east-west alley behind the shopping centre and creating a new alley along the north portion of 8719 – 117 St.

City planners are currently reviewing the rezoning application. This review includes gathering public feedback and circulating it to other City departments and agencies (e.g. EPCOR) for input.

What's the Background to this Rezoning Proposal?

Earlier this fall City Council approved the **Scona District Plan** and the **District Policy** bylaws. Following the approval of the **City Plan** at the end of 2020, district plans and the **General Policy** were developed over about 3 years with input from communities, industry, and the public. The purpose is to accommodate a growing population while reducing urban sprawl through increased housing density.

These new policy documents implement the City Plan and, along with the new Zoning Bylaw, are guiding development and rezoning in Windsor Park and all neighbourhoods in Edmonton. The **focus of these policies is to add density throughout the redeveloping area of the city**—all neighbourhoods within the Anthony Henday ring -road. The desirability of Windsor Park and other south central neighbourhoods as well as the age and condition of existing development attract higher density development to this area.

The Scona Plan and General Policy bylaws encourage higher density development, **specifically in and near nodes and corridors**. The Windsor Park Shopping Centre is located in the University-Garneau Major Node. Tall high rises (more than 20 storeys) are only allowed downtown and in major nodes. **Two blocks of Windsor Park are included in this major node—from 116th St to 118th St along 87th Ave**. The other properties on those blocks have already been redeveloped to higher density over the last dozen years or so or housewell established churches in the neighbourhood. This means the opportunities for tall high rises are very limited in Windsor Park.

With this particular application, Westrich Pacific is pursuing the opportunity the City has provided in the Scona Plan and the District Policy. **The rezoning is very likely to be approved in this new policy context.**

Other recent rezoning applications are pursuing higher density developments in the neighbourhood, per the new policies. The 6-storeys on 116th and 118th streets that were approved by City Council while the policies were in draft, and an application for a 4-storey at the south east corner of 87th Ave and 120 St is currently under review.

How does the Community League get Involved?

Community leagues are recognized as interested parties in rezoning and development matters. The league receives notice of rezoning applications and of engagement opportunities. Unlike many community leagues, ours has the capacity to be actively involved in responding to rezoning applications.

The community league board authorizes its development committee to address any planning or development matter within the neighbourhood as well as any community development initiatives and projects that impact the community. This committee reports to the board through the Director of Civics and Park Planning, who is elected at the AGM. The committee plays a valuable role in advocating for the community's needs and is tasked with ensuring that residents have a voice in shaping local developments. While they lack formal authority, the committee provides valuable input to the process by: **informing residents about the rezoning and opportunities to provide comments to the City; meeting and providing feedback to the developer and City and considering whether to take a position at the City Council Public Hearing.**

Action to Date

The league has been active on the first two points above during the 'feedback phase'. This is especially important given the magnitude of the shopping centre rezoning and the likelihood of approval. Specifically:

- The league has kept the neighbourhood informed about the rezoning application and opportunities for providing feedback through the weekly e-news and at www.windsor-park.ca, and the committee personally delivered flyers to each household and the multi-family buildings and commercial buildings in Windsor Park to encourage participation in the feedback stage.
- The committee met with the developer in summer 2024 - the first proposal called for a 30-storey high rise - and with City planning staff in September. The committee has reviewed documents related to the rezoning and provided comments to both the City and the developer.
- The committee made recommendations to the the board regarding improvements that would mitigate the impact of the tall high rise on neighbours and the neighbourhood and provide community benefits. These recommendations were approved by the board, and conveyed to the developer and the City.

These recommendations focused on **improving the pedestrian and cycling environment** near the site, including closing the new alley to traffic, **preserving any mature trees** on the site, **improving traffic movement** into and out of the site, b, and **providing family and community friendly commercial uses such as a** small grocery store, restaurant, hair salon, pharmacy, yoga studio, bank branch, and child care spaces if needed.

Where are we Now?

As of this writing, the **rezoning application is still in the feedback phase (open until December 9)**. We don't yet know if any of the committee's recommendations will be accepted. Note that some are more appropriate to consider at the development permit stage rather than the rezoning stage, but the rezoning stage provides the opportunity to provide input.

When the planner's report and recommendation to City Council becomes available, it will include the final rezoning proposal, which will reflect any revisions the City has asked for, including any made as a result of public feedback. The league will find the report useful when it is time to consider taking a position on the rezoning.

What Happens Next?

The City planners have still to complete their review of the application and prepare a report for City Council that recommends whether or not to approve the rezoning.

Because this application also includes a road closure, once the planners finish their review of the application, the City's road closure process starts.

The City Council Public Hearing will be scheduled when the road closure process is complete. **The public hearing is expected in March 2025 at the earliest** and will include both the alley closure and the rezoning of the shopping centre and two properties on 117th St.

The league will receive a notice about the date of the City Council public hearing and how to participate. **Anyone can sign up to speak for or against the rezoning.**

End.

WINTER ACTIVITIES IN WINDSOR PARK

*Community
Skate*

**EVERY DAY, 8:00AM - 8:00PM
from 6th JAN (ice conditions
permitting)
FREE**

*Pole
Walking*

**Tuesdays, 1:30PM-2:30PM
Meet at North Park
bausten@gmail.com**

*Active
Seniors
Fitness*

**Wednesdays , 1:30PM-2:30PM
\$10 drop-in
Sheela@writeonscience.com
bausten@gmail.com**

A Free Library in WP

Libraries are such a gift for us. With a book, we can be transported through time and space. We can laugh with our children. We can experience joy, sorrow, and hope. My friend Yvonne went to find, and bought, an old entertainment unit which she used for the first free library in Belgravia, across the street from Saint Paul's United Church. I followed her lead and for \$30, I had a glass fronted unit. With leftover house paint, I painted it blue. I put in a few books and placed it under our beautiful spruce trees.

For 10 years now I have enjoyed neighbours and strangers stopping, pursuing this perusing the selection, taking a book or two or leaving a book. One family devised a clever scheme for their children. Dad would place the children's books in the library and a little while later mom and the children would arrive to see if there was anything worth taking home!

From time to time, I tied it up, trying, unsuccessfully, not to bring it up more books into the house if books have been there for an extended period or if there are textbooks, I often take them to the table in SUB.

The glass door eventually was falling off. My neighbour took the library home, ignored the pending household jobs and fixed the library. Now the library is again in rough shape, but my partner has promised to build a new library as a late birthday present. Anyone seeing him is allowed to nag him to get him on the project. Feel libraries are now found throughout the city they are and our public libraries are a wonderful aspect of Edmonton.

By Jean Frost

Raising Funds for a New Movie Screen for the Hall

Thanks to everyone who contributed their time, effort and money towards funds for a new movie screen for our community hall.

Our Skip the Depot donation drive was very successful and movie night attendees have been extremely generous in their individual donations.

Particular thanks goes to young local resident Maeve W. who showed great resourcefulness by making grape jelly from the fruit in her own backyard, selling the jelly to friends and neighbours and donating funds to the cause. Amazing stuff!

Windsor Park - thank you for your creativity, generosity and community spirit. Our Events Director, Mona is 'on it!' Movie Nights in 2025 are going to be AMAZING!



**EVENTS AT THE
HALL DEC '24**

DEC 1	MULTICULTURAL SWEETS EXCHANGE 2:00PM - 4:00PM
DEC 3	PUPPY PARENT BLOCK SOCIAL 7:00PM - 9:00PM NO FURRY FRIENDS, JUST FRIENDS OF THE HUMAN KIND!
DEC 8	BEPPIE - FAMILY HOLIDAY MUSICAL SHOW 2:00PM - 3:00PM \$5 PER TICKET (LIMITED NO OF TICKETS)  REGISTER HERE
DEC 13	FIREPIT FRIDAY SKATING, HOT CHOCOLATE GOOD TIMES 5:00PM - 8:00PM
DEC 14	FAMILY XMAS FUN 4:00PM - 6:00PM
DEC 22	XMAS CAROLS 2:00PM - 4:00PM

**FOR MORE INFORMATION VISIT
VISIT WWW.WINDSOR-PARK.CA**

GET READY FOR SPRING SOCCER!!

It may be snowy outside, but we're already thinking about community soccer in Windsor Park! Here are some important actions to take before registering in February.

Please make sure you have purchased your Windsor Park Community League membership prior to registering for soccer. **You can purchase your WPCL membership online at www.efcl.org.** Membership expires Aug 31.

In 2025, all registrations will be online only. Please register online at www.emsasoccerportal.com from February 1-March 1, 2025.

- Soccer Season is estimated to begin May 1, 2025.
- Deposits will be collected prior to season start.
- 2025 soccer fees will be announced shortly.

Windsor Park soccer is run entirely by volunteers. Please consider helping out in any capacity. Some key positions will need filled:

Coaches and Assistant Coaches: Soccer couldn't happen without these dedicated volunteers! Never coached before or want to brush up on some skills? EMSA offers 3-hour courses at all age levels and SWEMSA will reimburse your course fee with a receipt.

Team Managers: Help the coach manage practice schedules, communication with team players and collect deposits and funds for the program.

Sports Equipment Helpers: Manage our community sports equipment so that our kids have what they need for a great season!

For more information regarding the Windsor Park soccer program contact: Joel at soccer@windsor-park.ca



TIME FOR KINDNESS

One of our WP neighbours has asked to tell you that she is gathering donations of **gloves, socks, and warm jackets/ coats and hand warmers** for her contacts doing outreach in the inner city. They call themselves "Time for Kindness" and do outreach every Wednesday evening. If you have any socks, gloves or warm jackets/ coats or hand warmers to donate, please get in touch and she would be glad to get them to this incredible team of people. A cash donation will also go a long way. Simply go to www.gofundme.com. Search "Time for Kindness" or contact barbboulton@hotmail.com to arrange for drop off of your donated items. Thank you, neighbours.

NEED SAND THIS WINTER?

Did you know? The WPCL now has its own sandbox! Our community league provides a local sandbox, filled and maintained *by us* for the convenience of our residents. It's a small but mighty service aimed at helping to manage sidewalks and driveways during winter.

However, we ask for your support. If you have access to a vehicle or can easily get to the city's larger sand facilities, please consider picking up sand from there. This leaves our local sandbox available to neighbours who may not have that option or who rely on it the most. Thank you for your understanding and support!

BE SOMEONE'S SNOW ANGEL

We are looking for volunteers to shovel sidewalks for neighbours who are unable to clear snow in front of their own homes. Volunteers will be matched with residents in the Windsor Park community and will be helping to keep their sidewalks clear throughout the winter months. Volunteers must be **dependable, able to work independently and be physically able to shovel snow.** Interested in making a real difference in someone's life this winter? Come along to one of our upcoming events for more information or contact: president@windsor-park.ca.

REDUCING HOLIDAY WASTE:

Simple Steps for a Greener Season

For many, holiday season is a time of joy, but it also brings an increase in waste - from excess packaging and wrapping to single use decorations and food-waste. As a community, we can try and embrace some sustainable practices to make this season a little greener and more eco-friendly.

Where is the waste generated in your home: gifts, decorations, meals, and holiday parties? Try using creative alternatives to new wrapping paper like fabric, old maps, reusable bags, or support local by buying handmade or second hand gifts.

Families can make sustainability a fun holiday project. Consider making DIY decorations from natural or upcycled materials like pine cones, or jar lanterns or paper snow flakes. Get the kids involved in a neighbourhood litter cleanup as part of a holiday walk.

Recycling correctly is another important step. The City of Edmonton provides guidelines for what can and can't be recycled during the holidays. Visit www.edmonton.waste for more tips and a detailed list of guidelines.

By thinking creatively and acting together, we can reduce waste., promote sustainability and help keep our community in top shape this season.

NEW YEARS' BOTTLE DRIVE- JAN 6TH

We are please to offer our community a post festive season SkipTheDepot bottle pick up on: **MONDAY 6TH JANUARY, 4:00PM-5:00PM.** Need assistance to get the bottles to the hall? Contact us at info@windsor-park.ca and we'll help you find someone to help you! Sign up to donate to your community league year-round at www.skipthedepot.com. Thank you for your support!



INTERESTED IN BABYSITTING OR FIRST AID COURSES?

We are exploring the idea of offering a Babysitting Course for young teens and a First Aid Course for adults, right here in WP. If you would like to participate or learn more, let us know! Your interest will help us plan these programs. Contact Jannine at programs@windsor-park.ca

CO-EXISTING WITH URBAN WILDLIFE:

Coyotes in the Community

If you have lived here for any length of time, you will have noticed that Windsor Park often encounters more wildlife, particularly coyotes as the winter sets in. These intelligent and adaptable animals are a common sight in urban areas like ours, and especially near parks, the river valley and open spaces. While they do occasionally cause concern, it's worth remembering that we share the land with them and can coexist peacefully by understanding their behaviour and needs.

Coyotes are essential to the urban ecosystem, controlling populations of rodents and other small animals. Watching them from a distance can be a reminder of the natural beauty we are lucky to have within our community. However, there are steps we can take to reduce negative interactions.

What can we do?

- **Secure food sources.** Keep garbage bins tightly closed and avoid leaving pet food or compost in accessible areas.
- **Supervise pets.** Always keep dogs on a leash and supervise cats, especially early morning or evening when coyotes are most active.
- **Avoid feeding wildlife.** Feeding coyotes, even unintentionally, can make them more comfortable around humans and the increase likelihood of conflict.
- **Use deterrents.** If a coyote approaches too closely, wave your arms, make noise, or use a flashlight to scare it away.

If you do encounter a coyote behaving aggressively or in Windsor Park or another residential area, report it to the **City of Edmonton Coyote Management Program at 311.** For more information on living with urban wildlife, visit edmonton.ca/urbanwildlife.



Colour me in beautifully, photograph and email to enews@windsor-park.ca before December 31st, 2024 and watch in the enews for your submission. We respect your privacy and only first names will be shared. No identifying details will be shared. Have fun!

IT'S DAD JOKE TIME!!

Where does a snowman get the weather report? -

The winternet!

What's the best meal to eat in an igloo? - Brr-

eakfast!

CHEAP



Junk Removal

Services Provided:

- ✓ We load up and take away or drop off trailer if you prefer to load
- ✓ Demolition and Cleanup
- ✓ Organic Waste Removal
- ✓ Appliance Delivery and Disposal with back straps

Contact Ethan

780-245-3234

"We'd given up hope of getting a reasonable estimate for moving a 1940s freezer out of our Parkallen basement. Then we tried Ethan and Paul. They got the job done quick and cheap. They're smart, strong, polite, and professional. We'll never call anyone else!"
Marlene and Brent - Parkallen residents



BUYING OR SELLING A HOME?

Buying or selling a home can be a stressful process if you don't have the right Realtor®. With almost 15 years of experience, you can rely on me to get you the best possible results, with the least amount of stress.

My dedication to my clients is evident. I'll take the time to understand your unique needs and preferences, tailoring my strategies to achieve your specific goals, whether it's finding the perfect home or securing the best price for the sale of your property.

With a reputation for integrity, professionalism, and a genuine passion for real estate, I am the go-to realtor for individuals and families looking for a seamless and rewarding real estate experience. Contact me today to benefit from years of experience and expertise in making real estate dreams a reality.

LET'S WORK TOGETHER!

Gabriella

Maddalena-Makar | REAL ESTATE

Gabriella@GabriellaMakar.com

780-819-7877



Square One

COFFEE



We can't wait to be
your neighbour!

Love Coffee Love People

Selling in Windsor Park?

We can help with that.

Lower Interest Rates = More Sales

The market has shifted yet again! You probably noticed that the Edmonton summer market was slower, with prices tapering off.

The good news is that the latest interest rate cuts (to both variable and fixed rates) have sparked demand, and we are seeing prices and sales trend upward yet again, yes even in November!

20

Homes Sold
in 2024

\$1,393,275

Avg Single Family
Detached Home

75

Average Days
on Market



#1 RE/MAX REALTOR® IN EDMONTON

2024 YTD Individual Agent Sales, from RE/MAX Canada



SARA KALKE

REALTOR® RE/MAX REAL ESTATE

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