



# Windsor Park Community Newsletter



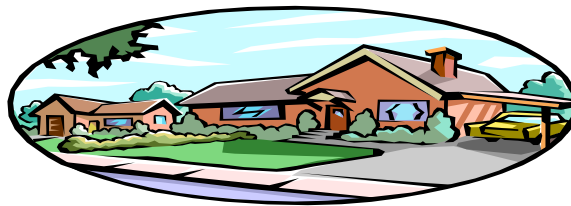
*February 2004*

## **From the President...**

After a three-month hiatus VOCO's condominium proposal for the mall on 87 Avenue & 117 Street is active again. After our September meeting the company went back to redo their plans. Then on December 11 they presented a proposal for a 5 story, 45 unit building at a meeting attended by Councilors Phair and Batty, among others. Elaine Solez and I were the only community league members invited. The condos in the new proposal are bigger, and the proposed building now appears to fill the site from one setback to the other. At the December meeting VOCO agreed to wait for Windsor Park's response until after the January executive meeting.

VOCO sent me a letter dated December 17 in which they proposed various courses of action and asked for a response by December 26. The letter was addressed to the community league mailbox and, unsurprisingly, I didn't see it until January. The consequence of that was that VOCO scheduled an information session on January 23 for affected residents (within 60m of the project) and the community league. VOCO appears to perceive the University of Alberta as affected but the Windsor Park School as not affected.

The community league's land use committee met a number of times over the holidays to consider VOCO's proposals and the zoning bylaw in detail. On January 20, prior to the executive meeting, a community meeting, attended by over 50 residents, ratified the land-use committee's recommendation that CNC zoning remains our preferred option for the site but, lacking that, we were willing to consider residential projects that met the criteria of the mature neighborhood overlay.



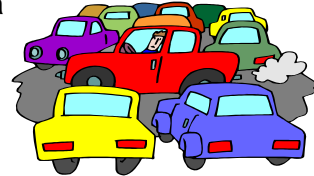
The actual motion is rather detailed, but essentially it means we are willing to consider multiple family housing of a height that does not exceed 8.6 meters. This is 2 1/2 stories, or roughly the height of the Latter Day Saints building on the corner of 87 Ave and 116 St. (and the same height that applies to the construction of a single-family house in Windsor Park). The WPCL executive made that position official at their subsequent meeting.

The VOCO meeting was held in the Varscona Hotel on the evening of Friday, January 23. All the VOCO consultants were present, for the first time at any meeting. They made their pitches and questions were asked. At the end of the evening the moderator asked how many people were in favor of the project. There were none. How many were

undecided? There were none. "I guess I don't have to ask the third question," he said. The developer and the owner were not very happy with this result.

There was a certain amount of discussion on whether Windsor Parkers were anti-development. I hope both gentlemen understand that we are not anti-development; we are in favor of appropriate development and adamantly opposed to VOCO's proposed condominium block. The proposal is unacceptable because the density of development and the height are completely incongruous to the scale and style of Windsor Park. Various objections flow from this excessive height and excessive density.

Should the condo be built, under the current parking arrangement with the city, any car belonging to a person living at that address will be entitled to a Windsor Park Resident parking sticker. At a conservative estimate this will mean that an extra 90 parking stickers will be issued in the area between St. George's Church and Windsor Park Elementary School. Every condo will be entitled to 2 Windsor Park visitor parking passes in addition to access to the seven visitor parking spots planned for the condo. This will account for another 90 potential parkers in the area between St. George's Church and the school. Parking pressures are already severe there.



We have investigated a very similar building VOCO has constructed in Garneau. The neighbors there are very upset with the noise from the VOCO installed ventilation system. It is so loud they feel their patios will become unusable in the summer. VOCO told us on Friday that this is merely a matter of adjusting the system, but the problem has existed in Garneau since July 2003. Given past performance, we must expect serious noise problems on VOCO's Windsor Mall project, both during construction and afterwards.



The height of the project leads to concerns about privacy and shading. VOCO made the curious comment that the shading from their 5 story concrete building would be no worse than that from the line of trees just north of the lane. Aside from the fact that even evergreen trees let some light through, VOCO's shading calculations require careful analysis. The issue of privacy is crucial too. I asked VOCO's consultant to report how many backyards in Windsor Park would be visible from a balcony on the north side of the 5th floor of their proposal. The entrance to the condo's parking garage will be on the rear lane, which would contribute to traffic congestion on 118 Street near Windsor Park School.

There has been a consistent worry on our part about the ultimate use for these condos. We have advice indicating that, despite protestations to the contrary from VOCO, this property will not attract upscale condominium owners. It is, however, very attractive as an investment property for student rentals. If this indeed comes about, the parking issues and noise will become very extreme.

Although we would prefer to see CNC use of the site, this preference may be tough to realize. VOCO has a consultant's report indicating that CNC is not viable. The owners of the property have an independent report saying the same thing. Aside from the suspicion that consultants tell people what they want to hear, the existence of such


reports makes it difficult for the owner or developer to convince a bank to finance a CNC development.

Your league executive and planning committee continue to believe that carefully chosen tenants for a CNC development that cater to Windsor Park's very high median family income would ensure that a neighborhood commercial development is profitable. It would, however, not generate the same kind of immediate returns as a condo project. The central issue here seems to be what the property is worth. It may have higher value as a site for a condo.

We expect that VOCO will now make some adjustments to the proposal toward meeting the community's identified objections and then file the rezoning application with the city. This triggers a fairly lengthy process that culminates in a hearing on the rezoning before city council. As things stand we have clearly demonstrated that VOCO's proposal for rezoning the site to DC2 for a five-story (50 foot) condo has zero support in the community. There will be opportunity to review the actual rezoning application, provide written comments to the Planning and Development Department, and meet with members of City Council one-on-one well in advance of any hearing.

Stay tuned, and thanks for your continued interest and support.

---Edo Nyland, Community League President

 <b>Tea Lounge</b>	<b>Steeps – College Plaza</b> <b>11116 – 82 Ave</b> <b>988-2386</b> <b>Free ½ hr indoor parking</b>
<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, Oolongs, Blacks, Herbal, Maté, and the very famous Rooibos (the largest selection in Alberta).</i></p> <p><i>"Have you ever gone to a really nice restaurant and ordered a pot of tea after a carefully prepared, great tasting meal and the tea arrives in a flimsy bag, in lukewarm water, floating in a tin pot? This upsets me to no end."</i> - <i>Brendan Wayne, Steeps Founder</i></p> <p><i>Come to Steeps and realize the true value of a well Steeped Tea, traditional or iced.</i></p>	<p><b><u>February Special Events</u></b></p> <p><b><i>Steeps Folk Music Concert Series</i></b> – Every Thursday Evening for 6 weeks straight, beginning January 22 to February 26, 2004 (Starts at 7:30 p.m.) – Live Music from such artists as Bill Werthman, Karla Anderson, Knotwork, Ellipsis, Craig Shafer, Charles Weaver, Dan Meumer, Barry Weslunder and many more.</p> <p><b><i>Tea Leaf Readings by Anita</i></b> – every Tuesday evening by appointment only</p> <p><b><i>Hours of Operation:</i></b> Sunday to Thursday 10:00 a.m. to 11:00 p.m. Friday &amp; Saturday 10:00 a.m. to Midnight</p>



## UNIVERSITY OF ALBERTA

---

Dear Neighbours,

The University will begin to construct a new thermal energy storage facility for chilled water storage in the near future. This unit will be constructed north of the Cross Cancer Institute and east of the South Field Car Park. The existing chilled water distribution system has reached its capacity and the new system will meet the growing needs of the major partners in the Greater Campus area - the University, the MacKenzie Health Sciences Centre, the Jubilee Auditorium, and the Cross Cancer Institute (CCI). We have been updating representatives of the University/Community Committee about this project since March 2003.

We would like to invite you to attend an information session to view plans for this unit:

**Tuesday, February 10, 2004**

**7:00 - 9:00pm**

Lister Hall - Glacier Room

Program:

- ◆ 7:00 Viewing of architectural model and design boards
- ◆ 7:15 Presentation by Agnelo daSilva, Director, Utilities
- ◆ 8:00 Question & Answers lead by Don Hickey, Vice President, Facilities and Operations
- ◆ 9:00 Concluding Remarks

For more information on any of the above please contact Emily Rowan at 492-3024.

Office of Public Affairs  
689 General Services Building  
University of Alberta  
Edmonton, AB  
T6G 2H1  
Phone: (780) 492-3024  
Fax: (780) 492-2997

## PHARMACY CORNER

Pharmacist: Peter Mack



### Windsor Park Guardian Prescription Center

Phone: 433-6636

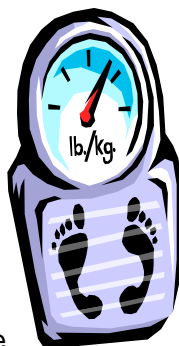
Fax: 439-3761

#### *Weighing the Herbs*

Are you looking for some help to shed a few pounds? Some herbal weight loss products contain a variety of ingredients that are purported to help you lose inches.

Diuretics and laxatives may provide a small weight loss during the first few days of use, but this weight is usually regained quickly. Metabolism-altering agents may lead to temporary weight loss by stimulating the central nervous system, but they can have serious side effects, including death. Bulk-forming agents may reduce the feeling of hunger and help you eat less, but can reduce the absorption of vitamins and minerals.

Always talk to your pharmacist or doctor before taking any herbal weight loss products as they can have significant side effects or drug interactions. Don't take diet suppressants without a health professional's advice, especially if you're nursing, pregnant or if you're already taking medication for a chronic



condition such as high blood pressure or depression. Don't take more than is recommended on the label. Be sure to buy only preparations in which the plants are listed on the packet, but know that this doesn't guarantee the product's purity, since herbal products are not regulated by the federal government.

Ultimately, there are no quick fixes. Reducing caloric intake and regular exercise are still your best bet for losing weight.

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

### Belmac Boys Win Polar Cup in Soccer

Our boys were triumphant! The 2003 Division 4 Under 18 Boys Polar Cup was won by Belmac United. After 2 silver medals in 2001 and 2002, the boys were clinched the gold medal in a decisive 5 to 4 victory over Sturgeon.



Windsor Park / Garneau Boys on the team are Brian Dickie, Tys Klumpenhauer, Nic Ritchie, Tristan Mustard-Khaner and Williams Shaw. John Shaw is the coach. This is the last season this team will play together--a team that has remained almost unchanged over 3 years. The team would like to thank the community for their financial support for the tournament.



**We need your help to boot BUSH out of office...**



**Come out and join us during President's Day Weekend for a...**  
**“U.S. Citizen Voter Information” Open House**

**WHERE:**

Windsor Park Community League Hall  
11840 87<sup>th</sup> Avenue, Edmonton, AB T6G 1T5

**WHEN:**

Sunday, February 15, 2004

2pm to 4pm

*Light refreshments will be served.*

**This event is an open forum where you can...**

- Receive voter information & registration resources
- Discuss U.S. candidate platforms/issues for the 2004 Election
- Connect with other U.S. Expats living in Edmonton
- Share sentiments about the current abysmal state of U.S. affairs

For additional information contact Caryn at [ayreca@yahoo.com](mailto:ayreca@yahoo.com) or Marilyn at [marilyngaa@telusplanet.net](mailto:marilyngaa@telusplanet.net)



# Happy Valentine's Day

## Upcoming Kids' Camps

Hey Kids! Looking for a fun activity during teachers' convention or spring break? The City of Edmonton's day camps may be the solution! They are running camps as follows:

### Teachers' Convention

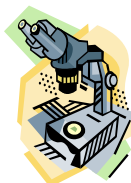
#### Winter Fun

- ◆ Cross-country skiing & snowshoeing
- ◆ Sports, games, & crafts



#### Weird Science

- ◆ Experiments & projects
- ◆ Crafts, activities, & games



### Spring Break

#### Spring into Art

- ◆ Create a masterpiece!
- ◆ Amazing arts, crazy crafts, & goofy games
- ◆ Take a dip in the swimming pool



#### Surviving Spring Break

- ◆ Outdoor survival skills like outdoor cooking, fire building, & fort building
- ◆ Outplay & outwit other "tribes"
- ◆ Take a dip in the swimming pool



For further information, refer to the Community League website or call 496-2966.

## Remembered...

Ewald Oscar Lilge, Professor Emeritus of Mining Engineering, University of Alberta, passed away Dec. 10, 2003. "Walter" retired in 1971, but stayed active with many hobbies, including gardening, woodworking, and painting.

Born in Bruderheim, he lived in Windsor Park for 54 years and was active in organizing and raising money for the first community building.

He is survived by his wife Betty, children Rhoda and Jay, and four grandchildren. He is fondly remembered and dearly missed by family, friends, and former students and colleagues

**Campus Copy Centre** (2000) Ltd.  
11153 87 Avenue, Edmonton, Alberta T6G 0X8 (Next to earls)

Faxing service  
Typing services  
Internet access  
Printing from disk  
Laser colour copying  
Volume discounts

**7¢ self-serve copying\***

Ph: (780) 439-1252  
Fax: (780) 431-0332  
campuscopy@interbaun.com

BRING IN THIS COUPON FOR YOUR 10% OFF TODAY!

**Campus Copy Centre (2000) Ltd.**

11153 87 Avenue, Edmonton, AB T6G 0X8  
Phone: (780) 439-4252 Email: campuscopy@interbaun.com

We appreciate your business!

**10% discount on your next purchase over \$10.00**

Coupon expires August 31, 2004

Limited to photocopying only, does not include self serve.  
Can not be combined with any other offers or special discounts.

## 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 **February 17 @ 7:30 p.m.** in the Community League building. Community members are welcome to attend.

## Getting Started in Storytelling



This introductory course by Jennie Frost will be offered at the Community League over 6 Wednesdays, March 3-

April 7, 7:00-9:30 pm. Through a variety of tongues-on activities, you will learn how to find stories to tell, shape and personalize them, remember them, and tell them to an audience. \$160. For more information or to register, contact Jennie at 433-2932 or [mifrost@shaw.ca](mailto:mifrost@shaw.ca).

## 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.

Send your ad via e-mail or on disk to Nicholette Anand at [anand3@shaw.ca](mailto:anand3@shaw.ca).



## Newsletter Deadline

Do you have news about our community? We welcome your articles! 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).