

GRANDVIEW HEIGHTS NEWSLETTER

Good one, winter.

Ha ha, we get it. Now give us back our fall.



Something horrific has happened: I completely and utterly failed to rake even one leaf and now everything is a giant lump of organic slush. The humanity.

The sled is on the deck and there is talk of a backyard rink (a tradition that lasts until we hear that the ACTUAL rink is

open).

Get out and enjoy this gloriously early winter. (When I put it that way, it doesn't sound bad at all, right????)

If I haven't convinced you, the hot toddy recipe on page 2 might help...stay warm!

FALL EDITION OCTOBER 2016

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Find us on Facebook!
Go to "[Grandview Heights Edmonton](#)"

Free indoor skating at the downtown community arena!

Are you a community league member? Show your card for free indoor skating. Check

https://www.edmonton.ca/activities_parks_recreation/downtown-community-arena.aspx for public skate times.



International Dairy Federation Award Recipient: Dr. Paul Jelen

Congratulations to fellow Grandview-ite, Professor Pavel (Paul) Jelen, for winning the 2016 International Dairy Federation (IDF) Award!

The IDF Award honours persons who have contributed significantly to progress in the international dairy field. IDF has been recognized as an international authority within the dairy sector since its inception in 1903.

Dr. Jelen is only the 2nd Canadian to receive this honorific distinction. He will join a select group of 19 previous awardees, many of whom are leading authorities in dairy science, nutrition, industry development, and education.

For 25 years, Paul has been the Editor-in-Chief of the most important international

scientific publication in the dairy science field, the *International Dairy Journal*, which he founded in 1991 with the assistance of the Elsevier Publishing Company.

As a Professor at the University of Alberta since 1973, Paul has taught Dairy Science and Technology as well as Food Engineering and Food Preservation.

Paul feels humbled by this international recognition that he will receive on October 19 in Rotterdam, during the World Dairy Summit, the annual gathering of dairy sector representatives from around the world.



Congrats, Dr. Jelen!

Maple Whisky Hot Toddy: Take THAT, Winter

1 ½ oz Crown Royal Maple Finished Whisky
¼ oz Lemon Juice
½ oz Honey Syrup

Dry shake all ingredients & pour into a coffee mug. Top with hot water. Garnish with a lemon twist & a cinnamon stick.

Recipe from foodista.com





Desperately Seeking Casino Volunteers!

We need your help for the biennial Grandview casino; **the single biggest fundraiser for the community.**

What: Casino fundraiser

Where: Grand Vila Casino (downtown)

When: Wednesday, December 14
Thursday, December 15

Why: \$80 000 for our community!

Day shift: 9 a.m. to 6:30 p.m.

Evening shift: 6:30 p.m. to 3:30 a.m.

Count room: 10 p.m. to 3:30 a.m.

We need General Manager, Bankers, Cashiers,
Chip Runners & Count Room – all shifts

Please contact **Phillip Butterfield** to volunteer:

Home: 780-439-0837

Work: 780-430-7051

Shoe phone/Text: 780-221-6679

Email: unibb@telus.net

In your email, note:

1. 1st and 2nd preferred date & time
2. Preferred position
3. If you can be flexible
4. Name, phone, email

Thank you!!

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Update From Councillor Walters

I would like to thank the GVCL for the opportunity to provide you with an update on a number of projects and issues that are of interest to your community.

Mature Neighbourhood Overlay Review

As many of you are aware, the Mature Neighbourhood Overlay (MNO) is a tool that the City of Edmonton Planners use when reviewing developments in mature neighbourhoods in Edmonton (neighbourhoods outside of the core generally completed before 1970). The current MNO is a set of 24 regulations that modify the existing zoning and includes items like the amount of space between buildings and property lines, window placement and driveway locations; the MNO does not regulate colour, materials, design, etc.

For the first time since 2001, the MNO is going under an extensive review given the influx of development in mature neighbourhoods throughout Edmonton. This review aims to improve the MNO as a tool that supports suitable new development in our mature neighbourhoods, reduce the need for variances during the permitting process by re-evaluating regulations for mature and established neighbourhoods, improve the development approvals process and provide clarity for citizens and builders.

The changes to the MNO will be presented to Executive Committee early next year, and then will be brought forward to a subsequent Public Hearing. I will be sure to update your community, as well as the rest of the Ward, once these dates have been finalized.

Alley Renewal

One of our most critical pieces of infrastructure in the city, but often the least prioritized, are our alleyways. The majority of the neighbourhoods throughout Ward 10, Grandview being one of them, have an extensive network of alleys. As I am sure you have noticed, the alleys throughout Ward 10 have fallen into disrepair. In fact, 63.7% of the alleys in Ward 10 received a failing grade during the last city-wide inspection, which is almost double the city-wide average of 37.4% of alleys receiving a failing grade.

In March of last year, Council asked Administration to provide options for a program to address alley renewal and rehabilitation, and in early November, Council will finally be discussing the funding strategy and overall program design that will allow us to begin the major renewal and reconstruction of alleys city-wide. While I am not able to provide you with the program specifics at this point, I can assure you that once a program is put in place, and it is time to start reconstruction, I will be advocating for Ward 10 to receive a significant portion of this investment.

Neighbourhood Renewal Update

There are over 100 neighbourhoods throughout Edmonton, and in Ward 10 especially, that are in need of roadway and sidewalk reconstruction. You may have noticed that your neighbours to the south, Lansdowne, are currently going through this reconstruction process. The determination of which neighbourhoods receive renewal in what order is determined through our Risk-based Infrastructure Management System (RIMS), which is a tool that simulates asset deterioration over time by completing various renewal and rehabilitation scenarios that weighs the benefits and disadvantages of investing in one project against other potential renewal projects throughout Edmonton.

Currently, Grandview is slated to receive renewal during the 2019 - 2022 Capital Budget cycle. While I certainly understand that this is still a number of years away, there are a large number of neighbourhoods on the list and most are scheduled much farther out. I will continue to ensure that our Roadway Operations crews address trouble spots in Grandview.

Major Project Management & Oversight

Lately, much has been said about the lack of oversight and mismanagement of the City of Edmonton's major capital projects, in particular, the big three - the Walterdale Bridge, the Metro Line and the 102 Avenue bridge. While these projects have certainly been challenging, and have had their fair share of management issues, it is also important to note that of the 98 capital projects with a value of over \$20 million that are currently under construction throughout Edmonton, 85% of these projects are on time or ahead of schedule, and 98% are within or under budget.

That being said, as a City need to continuously be asking ourselves where we can improve, how can we be more efficient, and how can we serve the citizens of Edmonton better. But even more important is ensuring we have a culture of transparency, good management and accountability. We need to ensure that all areas of business that the City is involved in are scrutinized and given the proper oversight.

As always, if you have any comments or questions about what has been included in this update, or would like to speak with me about another topic, please feel free to connect with me at [780-496-8132](tel:780-496-8132) or michael.walters@edmonton.ca. Additionally, please visit www.michaelwalters.ca for regular updates.

**ANNUAL
HALLOWEEN
POTLUCK
DANCE**



OCTOBER 29

6PM - 10PM

GRANDVIEW COMMUNITY CENTER

Visit the Grandview website
for more info about
upcoming events:

www.grandviewcommunity.ca

Halloween Potluck!
*Simmy Saran, Social
Director*

It's that time of year again where all the ghosts and goblins of Grandview will be coming to attend our annual Halloween party. Please dress up in your Halloween costume for one spooktacular event!!! We will have our famous DJ Marty and our dance party, along with prizes for both the kids and the adults. And fun games for all! This party is also a potluck so feel free to bring whatever you like!!! We look forward to seeing everyone on October 29!

Lansdowne Pharmasave Pharmacy

#101 Lansdowne Shopping Centre
5124 122 St. NW, Edmonton, AB T6H 3S3

Ph: 780-437-9910

Fax: 780-437-2210

info@lansdownepharmasave.com

Dear Grandview Community Members,

We at Pharmasave are dedicated to keeping our community members healthy and well. Part of this dedication manifests in the services we can provide to groups. As you may know, Alberta promotes vaccination against influenza (the flu) every year. **Protection against the flu is important** to the safety of high-risk groups such as pregnant women, seniors, young children, and people with weakened respiratory and immune systems. By being vaccinated against the flu, individuals protect themselves, their families, and the entire community.

The Grandview Heights Community League has arranged for our pharmacists to hold a vaccine clinic and provide injection services completely **paid for by Alberta Health**. Please come with your Alberta Health Care card.

This clinic will be held at **Grandview Heights Community Centre** on **Saturday, November 5 from 1:00 pm to 3:00 pm**. During this time, injections will be provided to community members **over the age of 9 years**.

Sincerely,

Amr Nasr & Mahmoud Sarhan

Registered Pharmacists

South Campus lands: reminder to leash your dog

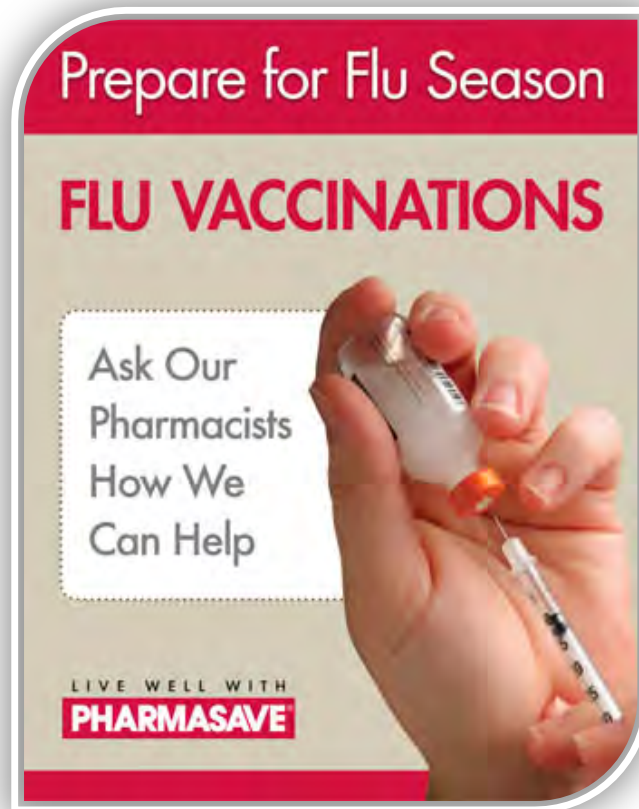
Office of the Vice-President (University Relations), U of A

The university is reminding those who enjoy the South Campus property to please respect the posted signs on the premises, in particular keeping dogs on leash. The signs indicate:

- Do not remove any plant or crops at any time.
- Remain on the trails and grass pathways only.
- Ensure dogs are on their leashes at all times.

South Campus contains research lands and restricted areas in which off-leash dogs and public vehicles are not permitted.

Grandview Heights Newsletter



The Summer of Our Discontent!

Myron Nebozuk, Civics Director

This summer has seen subdivisions arrive in force in Grandview. A year ago, some of us said: "it can't happen here". Like a surf song about a girl with long hair, our cavalier attitude seems so quaint and innocent, in retrospect.

What are subdivisions? Subdivisions are changes to an individual property, enabling a property owner to subdivide a property into two or more portions. Within Grandview, all but four properties are wide enough across their front yards to allow division into smaller pieces. Once a subdivision is approved, the owner is then free to propose a couple of homes to take the place of the original home. For those Grandview residents living in proximity to a property that is proceeding through the first step, you were NOT notified if you are more than one property away from the subject property. That lack of notification is 'normal' for the subdivision step of this process. The current rule set states that only the owners of flanking properties will be notified of a subdivision application. The notification form includes a deadline for comments which, to paraphrase our councilor, doesn't mean you can stop this process unless you identify a subsurface hazard (like an abandoned coal mine). No other objections can be registered at this stage.

The next step of the process consists of the property owner submitting drawings of the proposed new home(s). At this step, neighbours within a 60 metre radius will be notified only if there are variances with the proposed home(s). The community league will be also notified in that instance. If the applicant 'colours within the lines' and proposes something that contains no variances, the adjacent neighbours and community league will have no avenue to oppose the applicant's project. The project will be approved, following the assigned development officer's review. If, however, the applicant is proposing a solution that doesn't play within preset setbacks (a building that is too tall for example), the development officer is obligated to reject the proposal. Some other setbacks may be encroached upon; in these instances the proponent is asked by the City to collect signatures from surrounding residents who, in turn, might state that they will not be negatively affected by the rule that has been stretched or broken.

Do we have any points of leverage? One Grandview resident recently raised the issue of trees that rest on a property line between two homes. If a subdivision is granted to one of two adjoining properties and the infill builder decides to raze the subdivided site, who is ultimately liable if a mature tree on the property line withers away and then falls onto one of the two homes? This is a very interesting question and should give our councilors pause. Instead, our policy makers offer small, incremental tweaks. Recently, Councilor Walters shared that the City will institute a 'if you cut down one tree, you will have to replace it with another tree' policy. Sounds good but a mature tree can often have a value of \$100 000. A nursery tree, in contrast, can be purchased for a few hundred dollars. For infill builders and their clients, it is easier to work on a blank-slate site during the construction phase and then replace mature trees with juveniles.

Other points that may provide us with leverage include the effect of additional time spent in the shadow of a taller and bigger replacement home (this is a very big issue in New York as Central Park is becoming increasingly shadowed), a raised water table that results when mature trees are cut down, surface drainage that doesn't respect adjacent neighbours and exterior cladding selections that raise the probability of a catastrophic fire. Let's also be mindful of the contribution of mature trees to Grandview's unique character.

How did we get into this situation? Noble political intentions aside, infill development is currently being realized by builders with little architectural literacy and sensitivity to mature neighbourhoods. During the infill debate at Council last year, one infill builder declared that his first few homes were 'real stinkers' and that he felt sorry for people who lived nearby. That guy, by the way, was speaking in favor of infill development! The current generation of infill builders is further abetted by City bureaucrats that demonstrably don't understand the drawings placed before them. Change will come but it will be so slow that we will see several suboptimal replacement homes and infills in Grandview before the bar is raised. Until then, I encourage every Grandview resident with an opinion on this subject to contact our councilor and mayor. Here is what I have recommended to our councilor recently: for five years, I sat on the Edmonton Design Committee; that committee's structure can be adapted to residential applications, taking some pressure off community leagues. Also, 3D printing technology has become affordable, enabling infill proponents to physically model their proposed home(s) and adjacent homes for City officials and communities to review. As an architect, I know that nothing beats a physical model when demonstrating what is good and what needs more work.

An import to my office from Vancouver recently commented on the state of design in Edmonton and suggested that we replace *Edmonton: City of Champions* with *Edmonton: Not So Bad*. I'm not sure that this statement was a compliment; we should demand better, faster!

Board Members for 2016/2017

President	Lori Kraus	mlkraus@telus.net
Vice President	Anish Neupane	Anish.neupane@gmail.com
Secretary	Jill Keeble	keebilemail@me.com
Treasurer	Glenn Murphy	gjmurphy@me.com
Hall Rentals	Susan West	Susanwest1010@gmail.com
Facilities Director	Lindsay Smith	cathlind@shaw.ca
Newsletter	Lori Betke	Lorelei.betke@gmail.com
Newsletter Distribution	Sheri Perozni	chinooksc@yahoo.ca
Webpage Coordinator	Christian Chow	gvhcweb@cchownet.com
Programs Director	Bernadette Dechant	flyinglemonkey@shaw.ca
Sports Director	Greg Fink	gfink@ualberta.ca
Soccer Director	Lesley Kittlitz	lesleykittlitz@gmail.com
Membership Director	Peter Shuttle	Banff4@gmail.com
Social Director	Simmy Saran	Simmysaran@gmail.com
U of A Liaison	Anish Neupane	Anish.neupane@gmail.com
Civics Director	Myron Nebozuk	Myron.n@kennedycree.com
Members at Large	Tricia Mullen	mullentrish@gmail.com
	Mike Morin	mdmorin@telusplanet.net
	Matt Gorny	mtgorny@shaw.ca
	Simon Massimino	smassimino@yahoo.com

Community Partners

Linda Duncan
MP Strathcona
linda@electlindaduncan.ca

Lori Sigurdson
MLA - Riverview
lorisigurdson@albertandp.ca

Paige McKenzie
Grandview Heights School
Paige.mckenzie@epsb.ca

Michael Walters
City Councillor
Michael.walters@edmonton.ca

Anna Vesala
Community Recreation Coordinator
Anna.vesala@edmonton.ca

Debra Jakubec
Executive Director - EFCL
director@efcl.org

Lori White
CapitalCare Grandview
Lori.White@capitalcare.net