

# ● The Crescent View

**June 2014**

**OFFICIAL NEWSLETTER OF THE CRESCENT HEIGHTS COMMUNITY ASSOCIATION**

**Community Cleanup on June 15th at  
the community hall from 9am – 2pm  
See inside for details**





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# Crescent Heights Community Association

Member of the Federation of Calgary Communities

**1101 - 2nd Street NW  
Calgary, Alberta T2M 2V7**

*CHCA activities and operations is provided through volunteer community members and a volunteer board of directors, whose common interest is to advance and enhance the quality of life to CHCA residents, and promote partnership and cooperation between residents and businesses of Crescent Heights.*

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**Comm. Liaison Officer:** Cst. Dominique Laporte, 403.567.6300  
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**Opinions expressed in the *The Crescent View* are not necessarily those of the Crescent Heights Community Association or of the publisher.**

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**More information on page 6.**



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## President's message

by Daniel Dang

Public open houses are being held for comments and input on the Calgary Homeless Foundation's (CHF) proposed development on 2nd Avenue NE. Whether you are in support of it, or have reservations about it, you should take the opportunity to familiarize yourself with the issues surrounding this proposed development. Given that the proposed use is a 'permitted use' within the land-use bylaws, the opportunity for input may, and will be limited, depending on how much relaxation of the bylaws the CHF is asking for. Please get informed on this issue, and contribute to the development permit process, whatever your position is - for or against. The formal development permit may, or may not, get circulated to your traffic and planning committee, so make sure that your opinion counts by participating in the process.

My recent visit to the Federation of Calgary Communities website at <http://www.calgaryarea.com/index.php?p=communities&c=Crescent%20Heights> yielded a surprising result. The community association's Bylaws that were posted was not for Crescent Heights. It was for the Cambrian Heights community association (also known as the CHCA). I promptly notified the web-master, and had the link re-appropriated to the right community. That prompted me to dig a little further, into our own CHCA's Bylaws. I was going to post the version of the Bylaws that was handed to me when I joined the board, but alas, my call into Alberta's Corporate Registry Office indicated that my version was also outdated, and the most current incarnation was filed in 2003. I promptly requested a copy of each version and revisions, and will post that on our website and in the next edition of the newsletter for everyone's ease of reference.

Speaking of websites, we are looking at getting our own domain name, and associated with that, website and domain-based email addresses for our board members to develop some sort of permanent identity in the information age. If you have a particular talent, knowledge, or interest associated with these activities, please let me know, and let's work together to bring this to fruition.

The North Central LRT planning committee at the City of Calgary will be holding a public input session, in Crescent Heights, some time in the fall session, before they report to council for a decision on the final routing of this very important piece of infrastructure. Please get informed by visiting [Calgary.ca](http://Calgary.ca) and update yourself with the latest developments, and stay

- Continued on page 5



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## President's message cont. from page 3

tuned to this newsletter for future opportunities to submit your opinions before it goes to city council in December 2014 for a decision. Thanks goes to Councilor Druh Farrell for spearheading this initiative, after our recent AGM in which she attended and I had asked for a community consultation process to be implemented.

The routing of this LRT leg will most likely be going up Centre Street. Whether it goes on the surface, or underground, the implications are significant and can change our community forever. Depending on how it is done, it can help to energize the community, or potentially obliterate the most fundamental fabric of our beloved Crescent Heights. Be sure to educate yourself on the two options, and their associated implications to residents, pedestrian and vehicular traffic routing and accessibility. It can also affect the potential to develop, redevelop, or annexation of additional properties. Make sure you get involved! I do have my personal opinions on this topic, but I will reserve those for the next edition of the newsletter. Regardless of my personal opinions, make sure you contribute your own opinions by getting involved!

Finally, for those residents who are planning to hang around Calgary on the last day of Stampede, please come and join your neighbours at our increasingly popular Stampede Breakfast. As our recent trends indicate, we are bound to serve around 400 friends and guests at this event. Mark July 13th, on your calendar, rain or shine, (or even snow), we'll be there, so see you all there!

## Newsletter editorial deadlines

*The Crescent View* is published ten times per year. Please email your articles or event listings, as an attachment in MS Word, to Elizabeth Stady at [chcaview@gmail.com](mailto:chcaview@gmail.com).

Editorial deadline: The 10th of each month for the following month. For example: To be published in the June issue, the deadline is May 10. Special September issue deadline: August 5 (to accommodate all the 'back-to-school' material).

**Remember: the July/August issue is combined into one publication and so is the December/January issue. The deadlines for these two issues are June 10 and November 10 respectively.**

## Wild Rose United Church

Miss the 1950's bobby socks and poodle skirts? Then join the choir at Wild Rose United Church on June 13 at 7:00 pm for "Fun from the Fifty's" year-end choir concert. For more information contact the church office at 403-277-5576.

Start your Stampede off with a hearty pancake breakfast, Sunday, June 22 from 8:00-9:30am. Wild Rose United Church is pleased to invite the community of Crescent Heights to their annual pancake breakfast, free fun for the whole family.

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## Empties for equipment

Crescent Heights High School's monthly drop-off bottle drives for 2014 have been a big success. Thanks for helping support various clubs and teams - your donations make a huge difference to us! The final drop-off of this year take place **June 14th from 10am - noon**. Thanks for your support!

## Street cleaning

In March, the City reviewed recent budget reductions made to the spring clean-up program. Council had directed Administration to find cost savings in their 2014 budgets back in November, and approved a \$700,000 or ten per cent cut to the spring clean-up budget on March 31.

Starting Monday, April 28, towing and parking bans for spring clean-up operations will be enforced by The Calgary Parking Authority.

This means that if a parking ban is in effect, any vehicle that has not been removed from the area will be tagged and towed to a nearby road if space is available, or to the City of Calgary's impound lot.

Vehicles are fined and towed only if a "No Parking" sign (i.e. parking ban) is in effect. The City of Calgary Roads division pays for towing; the vehicle owner pays the parking ticket and impound fee, if applicable.

If parking has not been legally banned but the street cleaning signs are up, crews will sweep around vehicles. The parking ban signs (No Parking signs) are the small 3-feet high signs that have the "No Parking" symbol on them, and not the large street cleaning schedule signs.

It is important to note that crews will not come back to sweep the street again, so it's important to move your vehicle even when there is no penalty for not doing so.

The City of Calgary would like to thank you for your cooperation at this time. For more information regarding the spring clean-up program please visit [calgary.ca/sweep](http://calgary.ca/sweep) or contact 311.

## Ward 7 Councillor's message - first anniversary of the flood

With the long winter finally behind us, we can now look forward to enjoying the warm summer months. June brings with it the first anniversary of the 2013 Flood, fuelling a wide range of feelings with Calgarians: pride, sadness, anxiety, relief, or gratitude. These memories will depend on personal experience - for some it will be memories of what was lost - for others, what was gained.

For me, the anniversary brings memories of Calgarians at their finest: East Village residents working together to help their most fragile neighbours

### THE CRESCENT VIEW

is the official newsletter of the  
**Crescent Heights  
 Community Association**

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while building lasting friendships, the outpouring of community in Chinatown, and the spontaneous, effective, and inspired Crisis Café in Sunnyside.

The response from the Emergency Operation Centre with the marvelous grass-roots reaction from Calgarians is being studied as a model by cities worldwide.

The anniversary may cause many residents to ask what government is doing to prepare for future emergencies. The City of Calgary has been working hard with the Province of Alberta to responsibly address future floods. To receive regular updates from the City of Calgary via email, please visit [www.calgary.ca/floodprep](http://www.calgary.ca/floodprep). If you would like to receive updates more specific to Ward 7, please contact my office via [www.druhfarrell.ca](http://www.druhfarrell.ca)

The memories of the 2013 Flood highlight the importance of a personal emergency plan for your family and community. As a resident of Ward 7, the flood directly impacted my neighbourhood. I feel much better about my ability to deal with another disaster now that I have put the thought and effort into preparation. I am also encouraged to know that many of my neighbours have done the same. I urge all Ward 7 residents, even those who do not live in the floodway/flood-fringe, to develop a family plan for emergencies and disasters preparedness including a 72-hour emergency kit.

The City is sponsoring a number of events around Calgary on June 21 to commemorate the flood and to celebrate the tremendous generosity and volunteer spirit demonstrated by Calgarians last spring. Please join us and share your memories.

## Ending homelessness is a community event

by Calgary Homeless Foundation

Two-thirds of Calgarians believe more should be done to address homelessness according to a 2013 Ipsos Reid survey done on behalf of the Calgary Homeless Foundation (CHF). Respondents believed homelessness impacts every segment of society and more affordable housing was needed.

These findings align with data gathered during the past six years of implementing Calgary's 10 Year Plan to End Homelessness. By providing housing with support to more than 5,000 men, women and children, we know people can rebuild their lives and thrive in community.

The CHF is committed to providing housing with support to Calgary's most vulnerable. Over the next four years, we will add to our existing portfolio of 22 buildings by constructing eight assisted-living apartments in Calgary. We would like to build an apartment at 426 & 428 2nd Ave NE that will be the permanent home for formerly homeless Calgarians. We currently have a conditional purchase on this property and are preparing a Development Permit application to be submitted to The City of Calgary in late summer 2014. The 27-unit assisted-living development we are proposing will be

owned by the CHF with a social service agency providing on-site support to tenants on a 24/7 basis.

Our goal is for CHF, the agencies we partner with and the people we serve to be positive members of the community. We are in discussion with the Community Association Board of Directors on a Good Neighbour Agreement, have held conversations with several of the neighbours and are continuing with our community engagement to ensure we hear your questions and concerns. As well, we attended several Planning Group meetings with the Crescent Heights Community Association and to date, have held two open houses to provide residents in the area an opportunity to meet face-to-face with our the CHF team, as well as the architects.

In closing, thank you to everyone who reached out to ask questions, to talk about concerns and to share support. We are excited about the opportunity to be your neighbour and look forward to continuing the conversation.

If you have questions, comments or concerns, please feel free to contact, Louise Gallagher 403-718-8544 or Matt Vermunt 403-718-8547 at the Calgary Homeless Foundation.



Rendering of proposed apartment building at 426 & 428 2nd Ave NE

A special “thank you” to  
**Bill  
Dumas**

for helping to deliver  
*The Crescent View.*

**Your volunteer efforts are  
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# 8th Annual Crescent Heights community clean-up

This year, the CHCA community clean-up day is scheduled for Sunday, June 15th, 2014, from 9:00am to 2:00pm.

Together with CHCA volunteers, Calgary Community and Bylaw Services is teaming up with Calgary Solid Waste Services to bring you this annual event. It is an opportunity for our community residents to round-out their spring cleaning by disposing of larger items and yard wastes which would otherwise require a potentially costly trip to a landfill.

At this event, residents will have the opportunity to donate gently used, unwanted items to the Women in Need Society (WINS), a local charity. Additionally, electronics and metal recycling services will also be provided in association with the owner and staff at Technotrash Alberta Ltd. Home electronic items will be accepted for environmentally responsible recycling under Alberta's Recycling Management Authority, while metals can also be recycled to keep them from contaminating our landfills.

The roaming cube van will also be back this year, making its rounds to help move larger items that won't fit in a truck or van. If you are able, please bring your donations, waste, and recyclables to the community hall parking lot on June 15. We start at 9:00am, rain or shine.

The CHCA is looking for a volunteer to take this event and develop it into an even bigger annual event. As always, we are also looking for volunteers on the day of the event to help with on-site activities. If you have a couple of free hours, come on out and meet your neighbours and help us in cleaning up our community. We provide our valued volunteers with free drinks, food, fun, and the occasional treasure and many surprises in the re-useable category. If you have any questions, or require further information, please call Daniel at 403-355-0058. See you there.

## What does Crescent Heights want? Maybe 'none of the above'

by Jim Cunningham

An interesting idea emerged from Calgary Transit's community workshop session on the route of the planned north-central C-Train line on April 23. The session, held at the Huntington Hills community hall, was the latest in a series of consultations designed to tell the transit planners what citizens want, and don't want, from the new line.

North-central LRT is still years in the future. Calgary will see tracks laid into deep southeast before anything is built to connect downtown to the north end. Yet the session on April 23 had a certain urgency about it. Unlike a workshop held a year ago at the Thorncliffe hall, this gathering was all about getting reaction to some specific route proposals, rather than just inviting blue-sky ideas from the participants.



### June 2014 CHCA Calendar

- 03 ..... CHCA Traffic & Planning Meeting 7-9pm
- 10 ..... CHCA Board Meeting 7:30-9pm
- 15 ..... Community Cleanup – drop off items at the community hall between 9am – 2pm
- 17 ..... CHCA Traffic & Planning Meeting 7-9pm
- 24 ..... CHCA Traffic & Planning Meeting 7-9pm

### June at the Hall

- SUNDAYS:** Pentecostal Church Public Service 10am – noon
- MONDAYS:** Fitness Class 5-7pm, call Lana 403-999-5373  
Dance and Fitness 7:30 – 9:30pm
- TUESDAYS:** CHCA Board and Traffic meetings - all welcome!
- WEDNESDAYS:** Tai Chi 7:00 – 9:00pm
- THURSDAYS:** Fitness Class 5:30-8pm  
For info call Lana 403-999-5373

**For more a more detailed Hall Calendar and for event and activities contact information please visit:**

**<http://www.calgaryarea.com/nw/crescenthts/calendar/diary.asp>**

The change in tone was prompted by the fact that City council is set to decide on an alignment in December. Why a decision must be reached a full ten years before anything actually gets built remains a bit of a mystery. Businesses along the route apparently want some idea of what is to happen to them, but I, for one, will be surprised if whatever decision is made doesn't get revisited at least once before tracks are laid on a north-central alignment. We're talking Calgary city council, after all.

The 100 or so guests, all of whom had to register in advance, were first given some specific boundaries within which they had to work:

- There will be no route down the Nose Creek valley, on the west side of Deerfoot Trail, an alignment which had been part of previous discussions.
- No tracks will be laid on 4th Street NW, which will likely be a great relief to residents of Rosedale, perhaps the quietest and most prosperous inner city community north of the Bow River.
- There will be no 'elevated' option, an idea I remember debating at length at the Thorncliffe meeting with a couple of people who seemed to fancy the idea of trains zipping up and down Centre Street on tracks above the usual car traffic.

That basically left us with Centre Street and Edmonton Trail as the only routes, and just one 'odd duck' option – a tunnel beneath Centre Street, which would carry the trains into downtown from somewhere around 16th Avenue North southward, under the Bow, and then on to southeast Calgary.

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**Alberta Health  
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## Backyard Play Safety

With summer approaching, Alberta Health Services EMS would like to encourage parents to ensure their backyard play areas are made safe. Direct supervision is the best method to reduce the chance of injury. It is also prudent to ensure play equipment in your yard is suitable for the age and skill of the children using it. Don't forget to check the equipment often, and repair any worn or broken parts. Set up play equipment on a shock-absorbing surface such as sand, wood chips, or pea gravel. Grass may not adequately cushion a fall.

### Water hazards

- Ensure all backyard swimming pools are fenced. The fence should be at least 1.5 metres (5 feet) high and have a self-latching, self-closing, lockable gate;
- Drowning contributes to unintentional injury-related death among children ages one to four;
- Children can drown in just a few centimetres of water, if it covers their mouth and nose.

### Lawn and garden tools

- Keep young children away from outdoor power equipment. Serious burns may result from touching hot engine surfaces;
- Ensure that all tools, fuel, chemicals, and other hazardous substances are stored in a secure, locked area. A simple latch may not be sufficient.

### Insect bites and stings

- Minimize the risk of attracting insects by not wearing strong perfumes or scented lotions;
- Avoid wearing brightly coloured clothing outdoors;
- Consider destroying, or re-locating hives and nests situated near your home;
- To avoid a bite in case of accidentally stepping on a stinging insect ensure your child wears shoes, or sandals;
- If your child has received an 'EpiPenJr' prescription from your physician (for serious anaphylactic emergencies only) ensure they understand when and how to use it;
- If your child experiences a severe reaction to an insect sting, seek medical attention, or call 9-1-1.

[www.albertahealthservices.ca](http://www.albertahealthservices.ca)



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# What does Crescent Heights want?

cont. from page 9

The different options were neatly presented to the table groups at the workshop on a single colour-coded sheet, complete with information on how many lanes would be left for vehicle traffic, how much sidewalk would be preserved, how many metres of extra land would be required for widening of the street, and a cost reference.

The cost item was a first for these consultations, and a welcome addition to the discussion, even though it didn't offer much real information. All we were told was that adding two tracks to the middle of Centre Street, or Edmonton Trail, and reducing those streets to just one lane of vehicle traffic in each direction would be the baseline cost, whatever that is, and tunneling would cost five times that amount.

The response of the workshop to these options was, to be honest, perfectly predictable. The table groups made-up of residents of Crescent Heights plumped for the tunnel, whilst the folks from all the other parts of both Centre Street and Edmonton Trail favoured the idea of putting tracks down the middle lanes of those streets, and widening the arteries enough to maintain two lanes for cars in each direction, just as is the case now. Interestingly, those options are the most expensive on offer, according to the materials provided.

In other words, the workshop opted for alignments that were the least disruptive to the status quo, cost be damned.

However, I picked up a hint of something else in my group, which was the inner city one. A couple of my colleagues, as they wrestled with the different choices, commented that they didn't expect to get much benefit out of an LRT line through the community no matter where and how it was aligned, didn't like the potential disruption it could cause, and really kind of wished the whole idea would just go away. One person was heard to wonder why Nose Creek couldn't be put back on the table, presumably because Crescent Heights didn't need train access to core anyway and none of the options on offer could be accomplished without disrupting the community to some degree.

That kind of thinking, which is the classic conservative position, is bound to make the transit planners uncomfortable, because they have labored so long and hard to kill off the Nose Creek idea. Pretty much from the start, the main argument for a north-central line has been ridership, which of course is Calgary Transit's holy grail. Over and over, Calgary Transit has chanted that a north-central line was needed because that corridor is the most heavily used transit corridor in the city. You could almost see the eyes of the Calgary Transit folks widening as they contemplated what a train on that corridor would do to their ridership numbers, and by extension, to taxpayer support for the whole system.

The problem is, the corridor may not actually need a train. North-central is indeed a popular transit route, but Calgary Transit has long since figured out how to service that demand using good old buses. Car traffic still

moves on both Centre and Edmonton Trail quite smoothly, considering the physical limitations of both streets, and those limitations go a long way to keeping the congestion manageable for the communities along the route.

Although Crescent Heights is physically split by Centre Street, people at the workshop fear the split would be intensified if a train route were built down the middle of that artery. If Calgary Transit wants to build its business, it might be better to focus on trying to get more of those car-crazed suburbanites from north of Country Hills Boulevard off of Deerfoot Trail and onto high-floor LRT trains that take a fast, cheap route into downtown, and leave the existing streets to the people who live along them. Doing that would mean abandoning the planners' dream of greater density in the inner city, and increased use of transit outside of rush hour. But it would be readily do-able, could be extended to Airdrie and the airport, and wouldn't saddle inner city communities with infrastructure they don't really need, and debts far into the future.



As a resident of Crescent Heights, a pedestrian and a sometime transit user, I'm cool with a north-central train line, as long as it doesn't run through my front yard. I can see real potential benefits from its development, in my community as well as further north. And I am in favour of just about anything that would ease the burden of vehicle traffic on our streets, and downtown. Running the train down Nose Creek valley is a dumb idea, period. Low-floor trains on Centre Street that stop at traffic lights and move at the speed of the car traffic are fine with me, providing the readily identifiable negative impacts are dealt with, and providing the project is affordable.

But I can sympathize with my neighbours when they argue that, given the lack of benefits to us from a local train line and the potential harms such a line might inflict, the only realistic option for us is a sub-surface alignment. They aren't sold on the potential advantages of LRT through the community, and so far, Calgary Transit hasn't done much to sell them. So if City council, when it debates this in December, decides it wants a north-central route but won't pay to do it in a way that appears to benefit inner city communities as well as the suburbs, I suspect quite a few of my neighbours are going to favour dropping the whole idea. Or else, building it beside Deerfoot Trail, and leaving us with just the problems we have now. Where my community is concerned, the choices could well come down to a tunnel, or none of the above – literally.

*Jim Cunningham is a long-time Crescent Heights resident and a Journalism instructor at SAIT Polytechnic. He can be reached at [news9@telus.net](mailto:news9@telus.net).*

# Opinion - 'special care facility'

by Daniel Dang, President of the CHCA

*The content of this message below is my personal observation and opinion, and does not reflect the collective position of the CHCA, nor any of its members. I do not speak on behalf of the CHCA in this message.*

## Regarding the proposed Calgary Homeless Foundation's 'special care facility' at 426 / 428 2nd Avenue NE (see pg 7)

The Calgary Homeless Foundation (CHF) is proposing a very high density project into a site that's probably too small for what they want to use it for. Although I sympathize with CHF on wanting to max out the land value on this property, I am concerned about the project's ultimate outcome. The current proposed building envelope does appear to violate section 604 of the land-use bylaw. The cross section of this building shows no pull-back (or setback) as it goes higher up. The outcome potentially would look like a bigger version of the 'observation tower' on the west side Edmonton Trail, between 14th and 15th Avenues, which is not a good example to follow for architectural design that's sensitive to the surroundings.

The two-foot overhang (cantilever) on both the east and west sides of the building to project onto the walk-ways I think is too large, and would be too imposing on the adjacent properties. I think that it shows a disregard for the context of the community in the interest of maxing out the building density.

The front setback of the building should be 'contextual' and I would suggest that it should be set back further in from the street, given that there is a bench and bike rack there for people to assemble around. In fact, given that this is the warmer south facing side, the building would benefit from being shifted rearward a bit more to increase the available space at front, where tenants or occupants are more likely going to enjoy the precious few hours of sunlight rather than the colder north side of the building at the rear. Regardless, 'contextual' would dictate that the building front needs to be pulled back to the mid-point between the adjacent properties to the east and west.

On the rear parking, I think there's been little thought about this, other than the plan was probably taken verbatim from another site and plunked into this site. If I was to design the space, I would put the handicapped parking on the right at the side adjacent to the ramp down. Obviously,



Rendering of proposed apartment building at 426 & 428 2nd Ave NE

someone has other thoughts, and put it furthest away from the ramp down into the building. By locating it closer to the walkway, not only it would serve the handicapped user better, but it also gives the handicapped stall the benefit of using the space taken up by the ramp as extra room for loading/unloading wheelchairs and otherwise improve access.

Regardless, the fact that there's a handicapped suite on each of the floors indicates that there's potentially more than one handicapped person in the residence at any given time, therefore a shortage of parking will occur, and we need to account for this. The requirement is ten stalls, but we are being told that we only need two (or four if all the staff were there during a 10-minute change-over.) The land use bylaw's parking requirement was for the residents, not 'service staff'. The service staff's requirement is on top of and above what is dictated in the bylaw. In fact, aren't the working staff 'permanent visitors' who also need proper parking? If it is a special needs facility, I can see the front being reserved for a 'handicapped loading / unloading zone' just like the WingKei Centre building on 11 Avenue NE. I can't impose on what the land owners want to do with their patch of 50 feet in front of their lot, but if this facility is designated as a special care facility, then it needs the associated amenity space with it (outdoor or indoor relaxation space) and sufficient required parking.

The parking situation is going to be an issue. If Crescent Heights has any hope of asking developers to respect the land-use bylaw, then our community has to be firm on providing sufficient parking for its intended

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use. The designation of this facility as an assisted living facility would put it in the same category as the WingKei Care Centre and others. The problem though, is that we have 27 units (28, if you count the transitional suite on the main floor) packed into a very tight space of 50 feet x 120 feet. The total proposed development is 15,050 square feet, and the layout of the space allows a lot less utility (amenity) space for the residents than lets say the WingKei Centre does internally. Therefore, there would be more use of the outdoor space from the tenants in this building, regardless of what the CHF may say that they do or not. The CHF flip flops on its position that the development is both a 'multi residential' and a 'special care facility' at the same time, and therefore, the maximum density argument does not apply, or alternately, it should be exempt from the required balcony space (personal amenity space). We need to hold developers to account on what they are proposing and what they are able to get away with. This is probably going to be the highest density development (in terms of units and land area) that we have in Crescent Heights, and we do not need to rush and fumble this project in anyway.

In my opinion, there is no relaxation allowed on this project. Crescent Heights has been more than accommodating with the number of special needs projects that we have in our community. Further downloading of

developments not meeting the land-use requirements into our community is just not acceptable.

In addition to the building / development requirements, these 'special care facilities' often cite a 'good neighbour agreement' which has been developed by the City of Calgary to promote better understanding and cooperation between existing residents and operators of these newer facilities coming into existing communities. However, the challenge lies in how to make these 'good neighbour agreements' enforceable, with consequences to the operator, so that the affected adjacent residents to these new facilities can receive reassurance that the facility's operations are properly managed and accountable to the community at large.

Finally, although the recent focus on 'ending homelessness' has so far been on providing more localized housing for the homeless population of Calgary, not much has been proposed in the sense of training and/or re-training these future residents to help them integrate into the surrounding community. I hope that the operators of these new facilities can work on reassuring the community at large that there is a much more comprehensive plan to ending homelessness other than to implement decentralized housing for their clients.

---

## Beakerhead is back!

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### Let Others See Your Genius

Do you or someone you know have a sort of hands-on brilliance? Have you built a musical mailbox, a kinetic sculpture, or other creations? Beakerhead is on the hunt for clever inventions and ingenious artworks. Why keep it in your backyard, when you could contact [claudia@beakerhead.org](mailto:claudia@beakerhead.org) to bring your contraptions to exhibit at Beakerhead.

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It takes a lot of human-power to make Beakerhead a success. Beakerhead is now recruiting people of all ages and skill sets to help with the event. Find out more at [beakerhead.org/get-involved/volunteer](http://beakerhead.org/get-involved/volunteer).

---

## Sport Calgary's *All Sport One Day*

June 21, 2014 - a free day of sport discovery

Sport Calgary's annual "All Sport One Day" event provides an opportunity for children ages 6-12 to discover new and exciting sport activities in a fun way. The city-wide event connects kids and their families with local facilities and sport organizations. The goal of the event is to promote an activity-filled lifestyle encouraging a lifelong love of sport.

The first All Sport One Day event was held in Calgary in 2009, at two facilities with 450 kids. It has grown in leaps and bounds in the five years since its debut to twelve facilities in the city with activities from over 50 different sport organizations, and an expected registration of 2700 children this year.

All Sport One Day's "Discovery Sessions" focus on developing physical literacy, which is just as important as the ability to read and write. Physical literacy opens the door to a world of opportunities in sport and physical activity. Almost any sport you can think of is represented, from archery to wheelchair basketball, and all the sports in between!

This is the second year that All Sport One Day will be partnering with Special Olympics Calgary to also provide sport activities for children with intellectual disabilities. (The Special Olympics sport program will be at Talisman Centre only.)

Registration opens May 26 at [AllSportOneDay.ca](http://AllSportOneDay.ca), and closes on June 15, so interested parents should sign up soon.



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# Rosedale Playschool

Rosedale Playschool's school year is coming to an end. In May, we were excited to welcome back Mrs. Rachel.

Our thanks go out to our amazing teachers and our awesome volunteers who have helped to make the 2013-2014 school year full of playful learning!



## The Land-Use Bylaws

### Balancing rights and equity in development proposals

by Daniel Dang, President of the CHCA

*The opinions expressed herein are mine, and I am only speaking on my behalf, as an individual, and not on behalf of the CHCA. I do not represent the CHCA or its members in this article.*

Renovations and retrofitting existing residential properties have a significant number of drawbacks, not the least of which is the possibility of endless cycle of discovering existing problems and escalating costs. Demolishing an existing dwelling in favour of a new structure is often preferred in these days of increasing labour costs, and often, the cost of building something from new is less than renovating and retrofitting an existing building structure. It is through this process that a mature neighbourhood like Crescent Heights renews itself, but it is also typically a point of contention between developers and existing residents. Regardless, renovating or redeveloping helps to bring new energy and restores vitality to neighbourhoods, and is the key factor in rising property prices in inner city neighbourhoods. Balancing and respecting adjacent landowner's rights often requires open communication and accommodation from both parties.

Landowners have the right to build a building structure that is at or below what is prescribed by the land-use bylaw in-force at the time of the application for redevelopment. In recent years, the City of Calgary has classified developments which meet, or are below the maximum prescribed guidelines as contextual developments, which your traffic and planning committee will not even get notice of and therefore not have the opportunity to review. It is only those applications which exceeds the prescribed maximum(s) in the land-use bylaw that are circulated to the community for comments, and a local notice (blue sign) is put on the lot indicating a new development application. For those adjacent residents to these developments, many of them are disappointed to learn that their community association is powerless to stop these proposals from going forward. The community associations do have the ability to provide input on the development proposal, when it is circulated for comments. Likewise, through this process, affected residents can provide their individual inputs on new developments in their neighbourhood.

A thorough study of the Calgary land-use bylaws 1P2007 would help one's understanding of the prescriptive nature of this key document. It is the single most important, publicly available, reference manual for anyone who has an interest in the building process, ranging from investors to developers, to buyers of real estate in Calgary. This sole document dictates what can be built on any parcel of land in the city. Like most laws and regulations, this document is updated to accommodate new planning and development principles as they are adopted. For Calgary, the time between updates appears to be between 25 and 30 years, with the last revision to this current version having been implemented in the early 1980's. Given the significant ability of this document to potentially alter the real estate value of an entire neighbourhood, interested residents should take every opportunity to engage in the public consultation processes that can influence the future changes to the Land-use bylaws.

The land-use bylaws is the most important equalizer between often opposing interests between developers and existing residents, and in this process, it protects both parties by prescribing the rights of the parties as landowners to build to the maximum allowable density, building size and building height for each land-use zoning. If the two adjacent parcels of land (lots) have the same land-use zoning, then their respective owners would have exactly the same rights to build similarly sized structures on their respective properties – as long as there is no other restrictive covenant on their particular parcel of land. In this way, the land-use bylaws protects the rights of the individual landowners.

Like all laws and regulations, the land-use bylaws also aims to protect the equity of respective landowners, as it guides the development process. Commercial land is typically more expensive than the adjacent residential land because of the difference in building use, density, size and height restrictions placed upon it. The interfaces between single residential zoning, multi-residential zoning, commercial zoning and industrial zoning are the typical hot spots for oppositions to a proposed development. Most often, the affected residential landowner comes to a community association's planning and development meeting opposing an adjacent commercial development, with little reverence to the differing land-use zoning of the adjacent parcel of land "... we knew that it was zoned for commercial use, but not at that density and height!" If everyone takes the responsibility to learn and understand the difference between the land use classifications of the adjacent land around their own property, they can appreciate the economic value of their parcel of land, and accordingly, adjust their expectations in the real estate purchasing and/or sales process. In this context, the land-use bylaws confers the different economic value on adjacent parcels of land.

Many individual planning policies and principles go into shaping the land-use bylaws and contribute to its various revisions. The current public consultation process in the transportation system and transportation corridors in the City of Calgary can potentially impart whole-sale changes onto the land-use bylaws. It is your opportunity, and responsibility, as residents of Calgary to understand how it can potentially alter the way you live, work, and even the equity that you have built-up in your property. Make sure you participate in the process, and where possible, to ensure that your voice and opinion is known, and protect your individual interest, and Crescent Heights' collective interests.

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June-August 2014



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**Aboriginal Explorations: We Are All Treaty People:** Explore the meaning and legacy of Treaty 7 - how it has been interpreted by our ancestors, our current responsibilities and the implications for the future of both Calgary and Canada. Presented by Professor Liam Haggarty. Thursday, June 12, 7 - 8:30 p.m. *Registration Required.*

**Fort Calgary: On the Road:** Learn about our history through artifacts from Fort Calgary's collection. Try on a Mountie tunic and make a craft with your children. Enjoy activities for the whole family! Saturday, June 21, 2 - 3:30 p.m. *No Registration Required.*

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Participants may want to register in subsequent iGeneration workshops. Wednesday, July 9, 7 - 8:30 p.m.

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See you soon!

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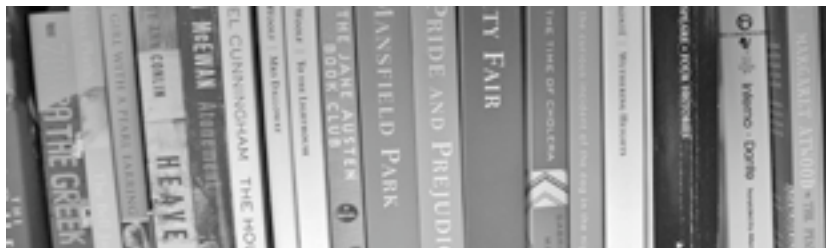
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# Off the Shelf

Book review by Judith Umbach

## *Bone and Bread*

by Saleema Nawaz



Beena is Sadhana's older sister, and she is supposed to care for her. Sadhana is so traumatized by their mother's early death that she suffers from severe bulimia. As do all sisters, they argue. *Bone and Bread*, by Saleema Nawaz, is a brilliant exploration of love and expectations.

As the narrator, Beena seeks to understand how her close relationship with Sadhana failed to save her sister from the almost inevitable consequences of her illness. She looks backwards from her current life with son, Quint, soon to attend university, and with Evan, a new boyfriend, who likes her enough to be patient as she reluctantly reveals her secret history. Quint is antsy around Evan, complicating Beena's ability to hold on to her emotional sanity.

Nothing is so secret about Beena's history, except she has coped with its turmoil by massaging reality. After her mother's death, the two girls lived with no proper emotional support. Their uncle finally and reluctantly comes to live in their apartment above the family's bagel store, providing nominal adult supervision. Naturally, the girls resent his heavy-handed reliance on culturally inappropriate norms for their behaviour, which he conveys through shouting and little oversight. In a cliché of teenage

behaviour, Beena becomes pregnant and quits high school. Sadhana, a popular girl at school, rebels by not eating, hospitalized even before Quint is born.

For the next decade, Beena takes on the adult role of monitoring her sister. Neither she nor her uncle has any real understanding of the psychological roots of bulimia; they expect Sadhana to "just eat". Quint grows up bewildered by the complicated relationships, maintained even after Beena and he move from Montreal to Ottawa in the hopes of creating independent lives.

One of the joys of *Bone and Bread* is that although the characters are Indo-Canadian, the culture is 21st century Canada. Quebec slogans and protests are the backdrop for this family's struggle to live honourably. Unintended insensitivity is a consequence of modern lives pulled and pushed by disparate influences. Human emotions can't be controlled at all times and in all places. Maturity brings reflection, but old wounds continue to fester until exposed to the light of understanding. Beena could not save Sadhana, but she does work through her own angst, and in doing so she does save her relationship with her son.



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## 16th Avenue RCMP building

by Peter Holt

The Royal Canadian Mounted Police (RCMP) building and holding cells, on 16th Avenue NE has just been taken down. Prior to the RCMP being there, in the late fifties there was a Burger Baron drive through that sat all alone on the field, it was only open two or three years. Before moving to their new building on 16 Avenue the RCMP was head quartered in the old Government building, located on the S.E. corner of 8th Avenue and 1st Street SE. This was an impressive building with large roman style columns in the front. The cells were in the basement. They were called holding cells as that is were the prisoners were held before being transported to the federal penitentiary, which at that time was usually Prince Albert, Saskatchewan.

Canada Post office occupied the first floor. I remember going there with my dad to get the mail. Wanted posters, just like in the old west, were posted on the wall. The only said WANTED, not dead or alive. The first post office was located on the east side of Centre Street. City council thought that the west side would be a more prestigious address, so they had the building moved to the west side of Centre Street. The residents of the East end were perturbed about this move so one night some of them got together and hitched up a few teams of horses and dragged the building back to the East side of Centre Street and there it remained.

The original Northwest Mounted Police (NWMP) barrack was located where Fort Calgary is now. One of my customers Mr. Kerr came to own the log building and moved the building to his acreage in Springbank were it sits today. He made the miniature model of the old fort that is displayed at Fort Calgary today. He custom made the RCMP and CPR railway men figures out of old toy tin soldiers. He turned the building into a private museum, with many odd and unusual items from around the world. It is a very small building, built with square logs and square nails.



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# Support your Community!

*Buy Your Membership Today*

## Crescent Heights Community Association Membership Application Form

Please mail this form  
with your cheque to:

**C.H.C.A.**

**1101 - 2nd Street NW  
Calgary, Alberta T2M 2V7**

### Voting (Residents)

- ☐ Single (\$10)      ☐ Household (\$20)      ☐ Senior (\$5/per person)

### Non-Voting (Business and Non-Residents)

- ☐ Associate (\$20)      ☐ Business (\$50)

Names : \_\_\_\_\_

Address : \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone : \_\_\_\_\_ Email : \_\_\_\_\_

☐ Yes, send me community emails

☐ New Membership   ☐ Renewal      Date \_\_\_\_\_ Amount Enclosed \$ \_\_\_\_\_



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**The CHCA would like to recognize  
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Sharon Lutheran Church • Wild Rose United Church  
Video Game Trader • Golemme & Associates Inc  
St. Vladimir's Ukranian Orthodox Church

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Massage can restore!*

- Therapeutic Massage
- CranioSacral Therapy
- JAW WORK / T.M.J.
- Lymphatic drainage
- 16 yrs. experience

**Christine Lloyd**  
R.M.T., C.S.T.  
**(403) 481-6109**  
Serving Crescent  
Heights and area!

# Let's talk about Crescent Heights!

## Crescent Heights Community Association membership drive initiative

**Time Period:** October 2013 to September 2014

**Managed by:** Current Treasurer for CHCA and  
Current Membership Director for CHCA

**Distribution:** CHCA members for implementation

### Objectives:

- Promote neighbor to neighbour to neighbour contact and communication;
- Increase number of new members in CHCA;
- Tool to measure feedback and/or topics of concerns to CHCA residents;
- Encourage people to hold "mini block parties" to develop neighbourhood cohesiveness.

### Mini Block Parties Format:

CHCA will reimburse up to \$50 to current CHCA members in good standing, to host mini block parties; The member who submits the expense claim must also submit a summary report of topics / discussions taken place at the event, and the desired outcome or solution proposed for further investigation / follow-up.

Receipts for expenses must be submitted to support the claim, together with proof of current membership. All submitted receipts and reports become property of CHCA.

### Rules:

- Minimum of two new individual / family members per event (non-current CHCA members);
- Minimum 40% of the attendees must be new CHCA members (signup at event);
- Existing CHCA members can host 2 events per year;
- Existing CHCA members can participate in 2 events per year as non-host capacity;
- Reports and expenses must be submitted within two weeks of event's date.

Report to be submitted directly to membership director / coordinator with new membership signup forms and applicable membership fees for new membership(s).

Please allow up to 4 weeks, from receipt of claim, for reimbursement cheque to be paid.

## "Let's talk about Crescent Heights" - membership drive initiative!

### Report / Request for funding

Submitted by: \_\_\_\_\_

Event Date: \_\_\_\_\_

Attendees: \_\_\_\_\_

Report Date: \_\_\_\_\_

Location: \_\_\_\_\_

P#: \_\_\_\_\_ member / new

P#: \_\_\_\_\_ member / new

P#: \_\_\_\_\_ member / new

P#: \_\_\_\_\_ member / new

P#: \_\_\_\_\_ member / new

Topics of discussion and desired outcome:

1) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Receipts submitted: \_\_\_\_\_ Cheque made out to: \_\_\_\_\_

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Find out if you or a family member is eligible for a credit at [calgary.ca/ptap](http://calgary.ca/ptap) or contact 311.

Our Property Tax Assistance Program is available to assist low-income homeowners with the increase in property taxes. Regardless of age, you may be eligible for a credit on your property tax account. Please visit our website at [calgary.ca/ptap](http://calgary.ca/ptap) or **contact 311** for information, eligibility criteria or to apply.

**Application deadline Dec. 1, 2014.**

2014-0862

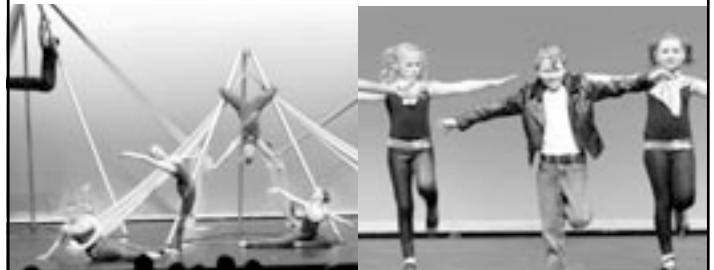
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## **Vacation Bible School**

**Field trips include:**

**Ralph Klein Park, Calaway Park, Calgary Zoo**

**Telus Spark, Swimming at Inglewood Pool**

**Where:** Ascension Lutheran Church

**1432 - 19th Street NE**

**Who:** Children ages 4 – 15

**Cost:** \$150/week - full day program

**\$40/week - half day program**

**When:** July 21 - 25th, 2014

**(Fri. - Closing Ceremony at 4:30pm followed by free BBQ)**

**Registration Deadline:** June 27th

**To register please call the  
church office at 403-276-2955**



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offered at: \$324,900  
3 Bds | 1 Bths | 1473 ft<sup>2</sup> Total

1357 Colgrove Avenue NE

C3613171



offered at: \$1,648,882  
3 Bds | 3.5 Bths | 2494 ft<sup>2</sup>

1143 Renfrew Drive NE



offered at: \$1,375,000  
5 Bds | 3.5 Bths | 4452 ft<sup>2</sup> Total

#2601, 1053 10 St SW

C3616400



offered at: \$424,900  
2 Bds | 1 Bths | 624 ft<sup>2</sup> Total

64 6A Street NE

C3613532



offered at: \$ 1,189,000  
3 Bds | 3.5 Bths | 3622 ft<sup>2</sup> Total

4 Panatella Street NW

C3612725



offered at: \$ 319,900  
3 Bds | 1.5 Bths | 1,205 ft<sup>2</sup> Total

1812 13 Avenue NW

C3615705



offered at: \$674,900  
3 Bds | 2 Bths | 2432 ft<sup>2</sup> Total

188 Chapala Drive SE

C3608729



offered at: \$549,900  
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293B Oakmoor Cr SW

C3606626



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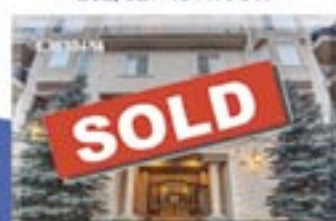
C3616609



offered at: \$272,900  
2 Bds | 1 Bths | 904 ft<sup>2</sup> Total

202, 527 15 Ave SW

C3615541



offered at: \$369,900  
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