

your free **COMMUNITY** newspaper

ALBERTA AVENUE  
DELTON  
EASTWOOD  
ELMWOOD PARK  
PARKDALE  
SPRUCE AVENUE  
WESTWOOD

# RAT CREEK PRESS

BUILDING COMMUNITY . ENCOURAGING COMMUNICATION . INCREASING CAPACITY

CIRCULATION 8,500

PH: 479.6285 EMAIL: info@ratcreek.org

## Festival Lets Fun Off-leash



JILL SCHEYK

Alberta Avenue will go to the dogs in early June when volunteers and local pet businesses put on a day of activities and games geared towards the community's four-legged friends.

"Not only do we love our community, we love their dogs," said Judy Allan, dog owner and coordinator for the Avenue Initiative Revitalization.

Edmonton dog trainer Darlene Taylor said that owners and pets alike will benefit from the festival activities.

"Number one, they're going to have fun... (and) they'll become a little bit more aware of what dog-related businesses and opportunities there are in the neighbourhood," Taylor said.

*The Avenue Goes to the Dogs* will be held June 9 from 10 a.m. to 4 p.m. at the Alberta Avenue Community League. Admission is free; there are fundraising raffles and dog games that benefit local rescue operations.

Taylor will be running a booth at the event, as well as doing demonstrations throughout the day. She'll be showing the audience musical freestyle, manners and sociability tests for dogs, as well as rally obedience, a dog sport that values speed and task performance.

While the dogs with families will have their day, volunteers didn't forget about canines who are still waiting to find a home.

Local dog rescue organizations will be present at *The Avenue Goes to the Dogs*,

meaning those people looking for a new family member will be able to adopt one on-site, according to Allan.

"This is a community with a big heart and so it was

Various booths with information on pet health, nutrition, grooming and general pet care will be available so pet owners can learn how to best take care of man's best friend.

donate 25 per cent of the proceeds to dog rescue groups.



NICOLE JOHNSON GETS SOME LOVE FROM THE DOGS IN HER DAYCARE AT DOGSPAW

no surprise to me that the less fortunate dogs (were not) forgotten," Allan said.

Other attractions include dog games like the "wiener bob," agility and freestyle competitions, and even puppy pedicures to pamper your pet.

All pets must be leashed and under control while in attendance.

*The Rat Creek*

*Press* will be running the concession stand as a fundraiser for the paper, and will

### BUSINESSES GOING TO THE DOGS

**Animal Control Enforcement, City of Edmonton**

**Dogspaw** (dog daycare, grooming, boarding and training)

**K9Behave** (behavior training)

**Multi Menu** (home delivery of pet food and accessories)

**Second Chance Rescue Society (SCARS)**

**Prairie Animal Rescue Society (PARS)**

**PACE Performance Ability Club of Edmonton**

**Northern Alberta Society for Animal Protection**

**Puppylove Dog Grooming**

**Western Guide and Assistance Dog Society**

**Pet Therapy Society of Northern Alberta**

## A Breath of Fresh Air

MAXINE McCLEOD

On Sunday May 13, I opened my city newspaper to see a large picture of a family that attended the event I was fortunate enough to go to as well. The *Blooming Back Alleys Gardening Show* at Alberta Avenue Community Hall.

Imagine my surprise to realize that despite being pictured the article was not about the event. What a shame the newspaper did not use the picture to report on the event because it was fabulous!

For those of you who were

not able to come to this event let me say – you missed helpful and inspiring workshop sessions, a range of booths and displays, a plant and seed swap, a spectacular set up and great door prizes. It was like being transported out of Edmonton pre-

spring and into a prairie garden that had already been planted, watered and weeded.

I love to garden so I rearranged an otherwise busy day to carve out four hours to take in this event. I knew the effort was going to be rewarded as I stepped into the hall. There were white picket fences, wishing wells, birds, door prize tickets, free seeds for mothers, a plant swap and I had not even made it past the foyer.

I was pleasantly surprised to meet my librarian friend Louella from Sprucewood Library as I was wrestling with my conscience about how many plants it would be proper for me to take. For a brief moment I thought she might have been

my competition for some dahlias that were up for grabs, but



MARGARET LARSEN, ONE OF THE VOLUNTEERS ON THE GARDENING DAY PLANNING COMMITTEE, AT THE PRAIRIE GARDENS TABLE SELLING BEAUTIFUL FLOWERS

she told me she had a whole area set up for the children's programs. They must have been good judging from the smiling kids I saw carrying pots of flowers they had planted.

When I stepped into the hall I was amazed. The volunteer crew who put this event together had transformed the place into an urban garden retreat. Plants, topiaries, flowers and garden props were everywhere – an explo-



sion of spring.

I visited each booth and was amply rewarded for my time. From organic fertilizer, to gardening books, to Arts on the Ave artists painting one of a kind pots – the range was broad. Now if you want row upon row of booth go to the Edmonton Home and Garden Show, but if you want local, knowledgeable vendors with a small town feel don't miss this event next year.

The sessions were very good – they all delivered valuable info but I must say I could have listened to the Urban Farmer for several more hours. Besides just giving me garden info, he inspired me. I think I might dig up another part of

my yard to try a few things he suggested. My four hours flew by: meeting friends I knew; making new ones over discussions about gardening, all while enjoying delicious refreshments provided by Doug and the crew at Flavor

Budz- a local catering company. I must confess I even



CEILI, 7, LEFT, AND HANNAH, 9, RIGHT, PAINT FLOWERPOTS AT THE MOTHER'S DAY GARDENING EVENT AT THE ALBERTA AVENUE COMMUNITY LEAGUE.

called home to squeeze out another half hour to take in the final session on window box gardening by *Rat Creek's* own Gardening Diva. I was disappointed I did not win the box that was given away – but I am going to try some of the tips she gave in my boxes.

All in all, a fabulous afternoon, well worth the time and I did mention this was all free, didn't I? My thanks to all those who volunteered time or supplies to bring this event together – let's make it an annual spring celebration! One last plug- if this is the caliber of programming available in our community – mark your calendars for June 9, as the avenue "Goes to the Dogs". They are doing an all day event focusing on dogs. I can not wait; my dog and I will be there!

onlineEXTRA Gardening Day Photo album at [www.ratcreek.org](http://www.ratcreek.org)

### CONTENTS

Editorial.....	2
Letters to the Editor .....	2
Community News.....	3
Local Business.....	4
Housing & Development.....	6
Our Neighbourhoods.....	8
Resident Profile .....	10
Law & Order .....	11
The Gardening Diva.....	12
Homegrown Renos.....	13
Events.....	15

# Just Say Yes To Rent Control

JILL SCHEYK

A recent Ipsos-Reid survey found that 92 per cent of renters and 78 per cent of homeowners in Edmonton and Calgary support limits on the two cities' skyrocketing rents.

Well, why not? Edmonton renters have been getting the shaft from the province since this boom started.

Unfortunately, the door to rent control slammed shut for at least a long while after the grassroots Conservatives voted not to tell the government to put all the Affordable Housing Task Force's recommendations in place.

Tories just can't bring themselves to interfere with the Almighty Free Market.

But supply and demand in an economy as hot as Edmonton's doesn't work

quite as well when people don't have choices. Prosperity is great, but how many Edmontonians are really prospering?

The new legislation that stops rental increases from going ahead more than once a year is about as useful as a stick of gum in a dam. The city will ring in the new year with a quiet night at home, waiting for the dreaded rental increase form letter.

Without rent control, all the government is saying to gouging landlords is "Lay off, but just for a few months."

The CEO of Boardwalk Rental Communities, Sam

Kolias, recently told the Calgary Herald that rent control also means "controlling wages, salaries, oil and gas prices, and prices as a whole – like they did in Russia."

Comparing a rent-controlled Alberta to the Soviet Union in the time of Stalin might be a bit much. While fettering the free market might drive a spike through political hearts in the Legislature, Edmontonians are in a painful situation that can only get worse.

Even the little increases hurt someone. Earlier this year there was a \$100 increase in my own rent, which is relatively reasonable in comparison to reports from \$500 to upwards of \$1,000. Too bad for me I was a student who already paid out 90 per cent of her monthly income to the rental company.

Two jobs and a six-day work week later, I struggled to fit in my school obligations around my time spent in a cubicle or behind a cash register.

Now with the new laws temporarily stopping another raise of \$50, who knows how many zeroes will be tacked on the next increase.

Rent control, even temporary, is the best solution available to the province right now. Why should prosperity come at the expense of Edmontonian's ability to provide themselves and their families with a clean, secure living situation?

In lieu of rent control,

know your rights as a renter. I allowed my rent to be increased with no notice at all. If I had been a savvy renter, I might have saved much of the stress that came with the extra dollars.

Waits for affordable or low-income housing can be years long, and most Albertans don't have years of extortionate rents in their pockets.

The vacancy rate is at record lows, so the times of being able to rely on "if you don't like it, move" are gone.

Unless of course, you want to stake out a nice house in Saskatchewan.

*Jill is a Grant MacEwan student doing her Journalism internship with the Rat Creek Press.*

**Prosperity is great, but how many Edmontonians are really prospering?**

## Your Rights as a Renter

- The landlord must provide 24 hours notice to enter your rental unit except in the case of an emergency.
- If you rent a unit for a fixed term (e.g. a one year lease) and continue to pay monthly rent when the lease expires, but do not sign another year's lease, your tenancy has become periodic (monthly) by implication and you need only give one month's notice to vacate.
- The most a landlord can ask for as a security deposit is one month's rent.
- If your landlord did not do a move-in inspection, he or she cannot make deductions from your security deposit.
- Your security deposit must be deposited in an interest-earning account, the interest from which is to be paid to you at the end of each tenancy year unless you have agreed otherwise (e.g. at the end of the tenancy)
- The security deposit (minus any deductions) must be returned to you within thirty days of the end of the tenancy.
- The landlord must give a minimum three months' notice to increase the rent if you pay rent monthly, twelve weeks if you pay weekly, or 90 days on any other period of tenancy.
- You can get more information from [www.landlordandtenant.org](http://www.landlordandtenant.org), drop by the Landlord and Tenant Advisory Board office at Nova Place, 8904-118 Avenue, or call 496-5959.
- The Alberta Government offers the Residential Tenancy Dispute Resolution Service to handle claims up to \$25,000 for a filing fee of \$75.

**If You Eat,  
You Qualify!**



FOOD PROGRAM

Individuals at all income levels benefit from participating.

### HELP YOURSELF

Stretch your food budget.  
Eat Healthy foods

### HELP EACH OTHER

Improve your combined economic buying power

### HELP YOUR COMMUNITY

Contribute to the community through volunteering at the place and interest of your choice. \$2 from every basket is contributed to local housing projects.

Receive \$40 basket of food, pay only \$20.  
Sign up today!  
474.5546

## Unsuitable development stopped by community action

RAY COTÉ

On March 22, a delegation from Spruce Avenue Community League and several residents of the community appeared before the Subdivision and Development Appeals Board (SDAB) to oppose the development of a row-house style development in the neighbourhood.

The group presented a well-prepared and thoughtful appeal to express that the Spruce Avenue community was not looking for exclusivity, but rather that the focus of their objections had to do with the appropriateness of that specific project in that specific location.

It was a major concern that a permit had been issued to develop row housing on a single lot. Other comments from the nearly 200 residents who signed a petition opposing this particular development were: how the proposal was not family friendly; that it did not suit the existing surroundings; the size, character and scale of the row house development was not in keeping with the surrounding homes; it violated

all aspects of respect for privacy for anyone living to the north on that block; there was no parking available for multiple vehicles; the traffic is already a nightmare; and it just plain did not "fit" at that location.

Following private deliberations the appeal by Spruce Avenue community was successful, and the development permit was denied. The League is active in attending the City of Edmonton workshops regarding Smart Choices and the 118 Avenue Initiative, and is also undertaking the task of updating the Area Redevelopment Plan (ARP) and redeveloping the community park.

Spruce Avenue boasts many types of development within their community including apartment buildings both high-rise and low-rise, businesses, row housing, single and multiple family dwellings, housing for the handicapped and the disabled, and group homes. as well as major institutions such as hospitals, Kingsway Mall, and NAIT. They are a strong supporter of the zon-

ing by-law as it stands when developments fit within the existing neighbourhood and

have provided support to many developments of apartment buildings and group homes.



VOLUNTEERS LIKE ALLAN WICKEM MADE THE MAY CLEAN UP DAY A HUGE SUCCESS

## May clean up day a huge success

Approximately 60 volunteers turned out on May 5, after a week of soaking rain, to help beautify our neighbourhoods. Twelve trucks headed out to tackle the mountains of large items such as appliances and couches littering our alleys. They responded to over 100 calls for pick up and drove miles of alleys picking up discarded items. It is estimated that 80 truckloads of garbage were brought in by our volunteers. The public

bins at Alberta Avenue also had a steady stream of loaded down vehicles. A line up of vehicles for two or three blocks was common. Other teams hit 118 Avenue with cans of paint and covered up around 40 instances of graffiti. The painters included a group of students from Parkdale School, volunteers from the Mustard Seed, members of the beautification working group and other local residents. Find more Big Bin dates on page 15

onlineEXTRA More clean up pictures at [www.ratcreek.org](http://www.ratcreek.org)

### Parking concerns raised at streetscape open house

Around 330 people took the opportunity to check out the streetscape plan on May 9th at an open house held at Eastwood hall.

Although supportive of the draft plan's other elements, Lorne Billingsley-Smith, a new resident to Alberta Avenue, is strongly opposed to the reduction in parking.

"The ability for me as a resident to walk to neighborhood shops and services helped attract me to move here," says Billingsley-Smith, "But these businesses also need their non-local, "rubber tire" patronage, to continue and to thrive. I drove to Popular Bakery from Riverdale, before buying a residence in Alberta Avenue and did use the existing, side street parking amenity.

Because of the concerns

raised over parking, Brian van Sickle, from Planning and Development, did further study and number analysis and presented the results to the Alberta Avenue Business Association (AABA) on May 16. Currently, 118 Avenue and sidestreets between 82 and 89 Street can accommodate about 300 parked vehicles. van Sickle says this is probably more parking than any commercial street in Edmonton and it is very under used. A vehicle count in April 2006 and again in May 2007 showed only 94 and 85 parked vehicles respectively.

The proposed plan for 83-89 St calls for an overall 21% reduction in car parking while adding around 44 parking spaces for motorcycles/scooters. Peter Rausch, executive director of AABA, stated that his board

fully supports the current proposed plan. "We knew we'd lose some side street parking and we're looking at how we can make it up," says Rausch, "We are working with businesses to identify back lane parking and have staff park behind buildings. We're also looking at some two hour parking maximums and the potential of using under used areas such as the parking lot behind the Nova building."

"When we get to the point where there is lots of parking problems that means we are successful," Councillor Ed Gibbons said.

The new streetscape of 118 Avenue will come in stages: 83-89 St. in 2008, 89-94 St. in 2009; 97-102 St. in 2009; 94-97 St. in 2010; 78-83 St. in 2011; and 102-106 St. in 2012. -KM

### North Central Rec Centre may relocate to Stadium

City council approved a proposal to explore a partnership with the Edmonton Eskimos to build a north-central recreation centre next to Commonwealth Stadium.

"We're hopeful that we'll continue to go down the same timeline," Teresa Miller-Grayston said. Miller-Grayston is the supervisor partner of facility development for the city of Edmonton.

The original north NAIT campus location had a tentative completion date of late fall 2009 or winter 2010, but provincial funding for the project fell through.

The Eskimos have a total of

\$20 million to contribute to the project in addition to the city's confirmed investment of \$29 million.

"When I was fighting against NAIT's [location], I was against it because it's very awkward to access," says Councillor Ed Gibbons, "I'm not saying the Commonwealth is the perfect place but the other sites were getting remote to you."

"My number one concern is that the community is consulted with," adds Gibbons.

Public consultation for the project will begin in September this year after city staff have more details on what the structure will look like. -JS

### Eastwood Health Centre to break ground in June

After an appeal against the building was struck down in March, the groundbreaking for the Eastwood Primary Health Centre will go ahead on June 4 of this year, according to Mark Dixon, director of marketing and special projects for Capital Health.

The groundbreaking is open to the public.

CEO of Capital Health Sheila Weatherill and vice president of the primary care division Marianne Stewart will be saying a few words. The details regarding other speakers at the event are still being finalized.

Later in the year Capital Health will be hosting open houses for the community. -JS

### Zero quality of life?

The City of Edmonton conducted a study of the city's 213 neighbourhoods to help decide which neighbourhood should be a priority for neighbourhood revitalization. Twenty indicators were used to determine neighbourhood quality of life. Each neighbourhood was given a score between 0 to 100. The bad news is the ratings portray our neighbourhoods in a poor light - Alberta Avenue was actually given a quality of life rating of 0. The good news is five out of eight of our neighbourhoods are

on the priority list for revitalization which translates to investment of city dollars in our area.

While it only made headlines recently, the report came out in 2006. "The Rat Creek Press chose at that time not to publish anything on the report," said editor Dawn Freeman.

"We found it to be neither useful nor beneficial information for or about our community."

In numerous letters to the Edmonton Journal after their front page story on Sunday, May 13, people stated the

ratings are flawed and reflect more about neighbourhood affluence than quality of life.

Councillor Ed Gibbons stated he was not happy with the report, "It was an insult to say Alberta Avenue has zero quality of life." He talked about the wonderful gardening show the community just put on and how community engagement is happening.

*(Note the report is based on data from 2002 or earlier and may not reflect our community today.)*  
-KM

### What's up with the Cromdale Hotel?

Spokesmen for Spirits Liquor, the current owners of the Cromdale Hotel, are tightlipped about the hotel's future. Though there have been rumours about the possible fate of the hotel, Spirits Liquor won't discuss the subject - JS

JILL SCHEYK & KAREN MYKIETKA

# avenue initiative revitalization

*The Avenue Initiative is a community based revitalization of 118th from Nait to Northlands. The community has come together to work with the City to create a council approved strategy that will create a safe, walkable community for everyone.*

Thank you community neighbors. This wouldn't happen without you!

### Graffiti Removal/ Large Item Clean-Up Day

This day was a great success. Tons of garbage & large items were removed from alleys and public spaces. Thanks to all the volunteers for their wonderful help & dedication.

### Those Bloomin' Back Alleys! Gardening Show

This enchanted gardening day was filled with music, flowers, colours, informative workshops and great people. **Enter your bloomin' back alley challenge! Remember to include a "before" picture. Deadline August 1st.**

### Zoning and Streetscape Meetings

The Revitalization Committees were delighted to see great numbers in attendance for the open house and public meeting. Your input and concerns are very important. Please watch for new information in September.

### Arts on the Ave presents "Arts Alive!" festival

The second annual Arts Alive! family festival is coming to the Avenue this September. The "No-Tie" Visual Art Sale and Gallery-September 28. Festival Day-September 29. Arts Alive! Festival includes dance, theatre, visual art, film, music, interactive art workshops and more! Volunteers are needed. [www.artsontheave.org](http://www.artsontheave.org)

### Avenue goes to the Dogs, June 9th

Please see page 9 for details



**For information call  
Judy Allan 496-1913**



# Historical study of 118 Ave to begin

KAREN MYKIETKA

The buildings along 118 Avenue between Northlands and NAIT are being surveyed to identify any historically or architecturally significant buildings. Homes two blocks north and two blocks south are also being examined (that means blocks 116, 117, 118 and 119).

“We need to identify what is there before it gets destroyed,” says City of Edmonton Heritage Planner David Holdsworth. Once the survey is completed at the end of the year, the Heritage Planners will recommend adding significant sites to the Register of Historical Resources.

Peter Rausch of the Alberta Avenue Business Association

says, “We are extremely pleased to have this grant. We’ll be working with the Heritage Planners and the Avenue Initiative to get information out to businesses – especially old photographs.” It’s not just old buildings

and residents.” Local resources are an important part of this type of project. Holdsworth says, “We would appreciate any information people have on the neighbourhood or particular buildings



WEST'S SPORTS CARDS AND POULIN'S EXTERMINATORS ARE CLASSIC EXAMPLES OF HISTORICAL ARCHITECTURE, SAYS CITY HERITAGE PLANNER, DAVID HOLDSWORTH

that are added to the register.

Many structures built in the 1950's and 1960's are included

87 Street is “classic 50's architecture,” and the old Georges Cycle build-

ing is “a great example of modern architecture” that Holdsworth would like to see preserved and restored.

Unfortunately, being on the register does not prevent a building from being torn down. Resources on the Register are “flagged” so that when any development issues arise, the Heritage Planners become involved to either try and save the buildings or ensure appropriate development occurs.

Incentives and grants are available for owners wishing to restore historic buildings. The City can also include protection clauses in zoning bylaws which give priority to restoration of heritage buildings. Holdsworth has already suggested this to planners looking into the rezoning in our area.

Once this survey is done the plan is to look more widely at the surrounding neighbourhoods which also have numerous heritage buildings. The project is being funded jointly by the City of Edmonton and the province through a grant from the Municipal Heritage Partnership Program.

For more information or to pass along information of your own, contact David Holdsworth at 496-5281 or david.holdsworth@edmonton.ca.

## ABC Parties On After 42 Years

JILL SCHEYK & PETER RAUSCH

The wedding business can be a crazy one – ABC Weddings and Party Rentals' Bruce Demkiw knows that better than anyone. His family has been putting weddings together for 29 of the 42 years that they've owned ABC.

“You have to be quick to adapt,” Demkiw, who is

moved to Kingsway Mall in 1976 the business became ABC Wedding and Party Rentals.

The family opened ABC Bridal next door in 1990 to complement the rental business and make the store one-stop shopping for a bride or groom-to-be.

The stores provide everything – the dress, the table set-up, and if you need them, a 7,000 square foot tent, mini-doughnut and popcorn machines, and a chocolate fountain. Delivery, set-up and takedown are included in the rental fee.

Through the years ABC has added customized invitations, decorative archways and pillars, dance floors, staging and lighting to its product list.

Book early for summer weddings, because June, July and August are peak rental times, Demkiw said.

An extensive product list is available online at abcweddings.com.

**ABC Wedding & Party Rentals**  
10428 – 118 Avenue  
479-2777  
www.abcwedding.com  
**Hours of Operation:**  
Monday, Tuesday & Friday,  
Saturday 9:30 am – 5:30 pm;  
Wednesday & Thursday 9:30 am – 8:00 pm



ERIN GREENHOUGH, LEFT, AND KRISTAL MILLEN, RIGHT, TOAST THEIR HARD WORK AS SALES ASSOCIATES WITH ABC WEDDINGS & PARTY RENTAL

the second generation owner, said. He's seen it all, from a year's planning to a week's.

Planning time is getting shorter due to busier lives, Demkiw added.

One couple got engaged on a trip to Edmonton and were married and throwing a reception two days later.

ABC opened in 1965 as ABC Hobbies, drawing customer from the Sears across the street to their family-run specialty store. When Sears

## Zoning in on zoning

KAREN MYKIETKA

Zoning and development is a hot topic in our neighbourhood. Residents started lining up at Alberta Avenue a half hour before the start of the April 16 public meeting on zoning.

Over 300 people filled the hall for a presentation by the City of Edmonton Planning and Development department on the proposed plan and zoning changes for 118 Avenue and surrounding blocks.

The plan called for changing zoning along 118 Ave to CB2 which allows for developments of up to four stories with commercial on the ground level and any combination of commercial, office, and residential above. CB2 also allows for a great diversity of business uses. Many areas of 118 Ave already have this zoning.

The plan also proposed rezoning the 117 and 118 blocks from single family and

duplex homes (RF3) to row housing (RF5). Residents did not take kindly to this proposal.

The application for zoning change on 118 Avenue was submitted and will go before City

Initiative Coordinator, “but we also felt that many people had questions and concerns that were not addressed.”

Smaller community meetings will be held in the fall to



RESIDENTS LINING UP TO GET IN THE ZONING PUBLIC MEETING ON APRIL 16

Council in the fall. The residential zoning changes are on hold pending further consultation.

“It was fantastic to see so many people turn out,” said Judy Allan, the Avenue

allow for “two-way discussion” Allan added, “We want to make sure that people's concerns are listened to and that people have an understanding of how rezoning the area will impact them.”



FAMILY BUSINESS SINCE 1952

11349 - 95 STREET  
EDMONTON, AB T5G 1L2  
780 477-2213  
780 477-2245 FAX  
www.xlfurniture.com

**"We'll Keep You Happy for Life"**



LA-Z-BOY

SIMMONS  
Beautyrest

**Ed Struzynski**  
PRESIDENT

## Which of These Costly Home-seller Mistakes Will You Make When You Sell Your Home?

EDMONTON - A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money.

This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of homesellers don't get what

they want for their home and become disillusioned and - worse - financially disadvantaged when they put their home on the market.

As this report uncovers, most homesellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable.

In answer to this issue, industry insiders have prepared a free special report entitled "The 9 Step System

to Get Your Home Sold Fast and For Top Dollar."

To hear a brief recorded message about how to order your free copy of this report, call 1-866-815-9646 and enter ID#4900. You can call anytime, 24 hours a day, 7 days a week.

Call NOW to find out how you can get the most money for your home.

*This report courtesy of Donna Straus, Royal LePage Arteam. Not intended to solicit properties already listed for sale.*

### GUITAR—BASS—THEORY MUSIC LESSONS

Electric Acoustic Classical also Electric Bass  
Rock Pop BBQ Classical  
**Reg Taylor—915-1241**  
**In-Home Guitar Lessons**  
Friendly, experienced, versatile, and more

Afternoon & Evening Timeslots Available  
\$65 per month for a half hour private lesson once per week.  
An average of 4 lessons per month~ groups welcome  
Phone: 780-915-1241  
E-mail: GuitarManReg@presplus.onza.net



For advertising rates and info check out

**www.ratcreek.org**

or phone **479.6285.**

Place a business card ad for only \$40!

## Need custom sewing or alterations?

Call **Marion Swanson**, a seamstress with 30 years experience, for quality work at a reasonable price.

Specializing in Plus Sizes, native ribbon shirts and Leather Work industrial Machine available

phone **477-0778**



FREE Home Delivery



Tyrone Degenhardt  
Master Franchise

**938-1113**



Ask Us about our  
Quality Nutrition  
(HACCP Quality Control)

Come & see us at  
"Avenue Goes to the Dogs"  
or call us for a trial sample

Pet Food & Accessories  
Franchise  
Opportunities

absolutely edibles



**Bjorn & Brenda**

Café 10406-118 Ave  
Deli 9567-118 Ave

Ph: 424-6823  
absolutelyedibles.com

**Darlene Taylor ~ K9 Behave**

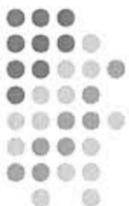


In-Home Dog Training  
New Puppy ~ New Dog  
Any size ~ Any breed  
Only \$175 for 5 weekly sessions, in your home, with you, your dog and your family.

Manners  
Obedience  
Tricks  
CGN Prep  
and more...

Come visit me June 9th at  
Alberta Avenue Goes To The Dogs!

Phone: 780-915-0213  
E-mail: k9behave@interbaun.com



**PETALS**

**ON THE TRAIL**

TRENDY TO TRADITIONAL DESIGN  
SPECIALTY GIFT AND FRUIT BASKETS  
BEARS AND BALLOONS

**HIGH END DESIGN**  
AT  
**ROCK BOTTOM PRICES**

SAME DAY SERVICE  
SERVING THE GREATER EDMONTON AREA

**482-7673**

**11807 ST. ALBERT TR.**

**GOT COMMUNITY NEWS?!**



**CALL US!**  
**479-6285**

**BLUE PLATE**  
**DINER**

"Best New Restaurant"  
\* Golden Fork Awards

uplifted  
diner food

brunch • lunch • dinner  
10145 -104 Street 429-0740

Easyford Cattle Company Ltd.

**EASYFORD MEATS**

"Your Natural Choice"

"Your Direct Farm Connection" 12165 Fort Road ph. 479-1714 www.easyford.com

**It is Barbeque Season**

Call or order on line for our  
**Tender juicy steaks,**  
**awesome pork ribs, lean**  
**burgers or the**  
**many varieties of smoked**  
**and fresh sausages**

**\$99 Dollar Freezer Packs**  
Free Delivery for orders over \$50

**Special Premium Garlic Sausage**  
**3 Rings for \$9.99**

Try our selection of famous  
**European Sausage**

Check us out or order online @  
**www.easyford.com**

**EASYFORD MEATS 12165 Fort Road 479-1714 www.easyford.com**

## 27 Seller Tips

Quick and Easy FixUps to Sell Your Home  
**Fast** and for **Top Dollar** – free report

**1-866-815-9646 ID#4905**

donnastrauss.com Royal LePage Arteam

# Inner city group builds needed housing

JILL SCHEYK

There are three family projects in the Alberta Avenue area run by the Edmonton Inner City Housing Society (EICHS), but executive director George Kelly doesn't think you could pick them out of the crowd.

EICHS builds unlabelled housing for low-income singles and families. That means no signs, and designs that fit with the style of the neighbourhood. It also means no premature judgment.

"Balanced communities have different people with different income levels living in them," Kelly said.

And EICHS residents have a history of being valuable members of the community. Some volunteer with community organizations, and a few are even members of the board for EICHS itself.

Marilyn Hartridge\* is one of EICHS success stories. A resident of Parkdale and mother to a young daughter, Hartridge loves the freedom that having

affordable housing has given her.

"It's enabled me to become independent...it's a really good feeling to know I can go to work and support myself and my daughter," Hartridge said.

"What this company has done for me is phenomenal."

The idea for EICHS started in 1982, when people living in the inner city recognized a shortage of affordable housing due to Edmonton's 70s boom, according to Kelly.

At the time, he was employed with the Boyle McCauley Health Centre.

"The physicians would have a person come in who'd been beaten up, they'd fix him up and then send him back," Kelly said.

EICHS was born so that person wouldn't have to go back to that unsafe environment.

The company incorporated in 1983 and was registered as a charitable organization not long after.

Almost 25 years later, the company houses more than 300 people. A new project called 'Home Base,' located on

97 Street in the Delton community, stands to push that number over 400 with 26 more units in a walkup apartment.

Construction on the new singles building awaits final funding, but EICHS has

received a letter of support from the community.

"I think people in the community appreciate the fact that we manage in the long term," Kelly said. "Anyone can build a project, it's really how you manage it (that counts.)"

For Hartridge, her community is the perfect fit she was hoping for. She loves the big trees and walking her dogs in the beautiful older area.

Though her best friend lives in the moneyed suburb Lewis Estates, Hartridge thinks it's her friend who should be jealous.

"I'm sure you could extend your arm and hit the houses (there)," Hartridge said with a laugh. "It's very manufactured."

EICHS is in a tough business. Building any kind of housing in Edmonton

said. "There's the challenge of finding ways to create more housing, especially in this extremely volatile and heated economic situation."

Construction costs spiraling out of control is another prob-

lem the hot economy has caused, he added.

The waiting list is a testament to how hard it is to keep up with demand. Those interested in a tenancy with EICHS are quoted a wait time of between two and three years.

These are challenges EICHS is willing to face to help people lead comfortable lives in a city where just meeting basic needs can be financially daunting.

Earlier this year Kelly won a ROOPH (Recognizing Outstanding Organizations, People and Housing) award for outstanding leadership in the housing sector. The awards were presented by the

Edmonton Housing Trust Fund.

\*Name changed for personal reasons



Rebecca Lippman-Long

After 3 years on EICHS waiting list, Kim McLeod was very happy to move into one of their new fourplexes in Norwood in April 2004. McLeod has been raising three of her nieces and nephews since birth. Brandon, 10, goes to Norwood School and Jordan, 2, stays home with his aunt. Not pictured is Halle, 5, who was fast asleep after a long, busy day at Norwood Kindergarten. McLeod said, "It's hard to find a decent place to live especially when you have children." She is very grateful to EICHS who not only provided a roof for her family but helped out with furniture as well. We are grateful to Kim for helping deliver the Rat Creek before we started with Canada Post.

## How would you feel about affordable housing in your neighborhood?

\*Affordable housing is housing where people pay no more than 30% of their gross monthly income in rent or mortgage.

### Residents on affordable housing:

onlineEXTRA Read all the full comments at [www.ratcreek.org](http://www.ratcreek.org)

I would prefer to see affordable home ownership, or alternatively, rental housing for special interest groups. I am not comfortable with rental properties run by absentee landlords. I would love to see spaces available for artists to live and work.

• *Cindy Burgess, Eastwood*

Almost half of my block is rental and nine "affordable houses" will be ready for occupancy in the fall. Two rentals are already the source of serious concerns due to the indifference of the people concerned and the "absentee landlord" problem. I can be compassionate, but the reality is that my home is my retirement shelter and I would like to live my golden years in peace.

• *Rene Ladsous, Alberta Ave*

While we presently have some Habitat for Humanity housing here, I would like much more of this. The entire city needs more affordable housing, not just Parkdale. I leave the house every weekday morning at 7:15 AM and see homeless people sleeping where they can. More affordable housing would help some of these people.

• *Margaret Mooney, Parkdale*

There should be a mixture – not all lower income, but a mixture in our community. Affordable housing, if it is for seniors, single parents that are raising children or the working poor.

• *Brenda Kuzio, Eastwood*

This area is already the most affordable in the city, for ownership and renting. When you can't exist anywhere else you end up here. Encouraging more low-income people to come to Alberta Avenue will not help the area.

• *Jim Maxwell, Alberta Avenue*

Middle and higher income affordable housing for ownership would be great. This area of the city already has more than its share of the low income and social housing. Let the rest of the city take their share of the welfare. Owner occupied housing is the most desirable as people then have an investment and commitment to the community.

• *Donna F, Norwood*

The only way any community can stay active, alive and secure is to have home ownership (including Habitat). I'm not saying that rental properties are a bad thing, but they must be controlled if a community is to be viable and to succeed.

• *Judy Adams, Spruce Avenue*

### Councillor Ed Gibbons on affordable housing:

INTERVIEWED BY  
KAREN MYKIETKA

Councillor Ed Gibbons has lived in north east Edmonton for over 30 years. He is very familiar with our seven little neighbourhoods; he even lived in Parkdale for a time. Gibbons says he spends a disproportionate amount of his time in our community especially given it is just a fraction of the area he represents.

When asked if our north central community has a high concentration of affordable housing, Gibbons was quick to respond, "No, we've got more in Abbottsfield and Claireview. Go up to my north end, parts of Londonderry, Delton. You don't touch that type of density and the problems in there." Pockets of affordable housing exist all over Edmonton even in Riverbend.

Gibbons added, "Where I live you have to drive through a complete community of Edmonton Housing to enter my cul de sac. I don't see it anymore. It doesn't bother me."

When asked about increased crime, he responded, "Crime happens everywhere."

City Council acknowledges the housing crisis in Edmonton and has created the "Cornerstone Plan" with the goal of increasing affordable housing by 2500 units in five years. But Gibbons says, "I represent northeast Edmonton and every other part of the city better get its share."

"To meet the demand for housing, [affordable housing] shouldn't just be in older areas. It should be all over. It's a tough sell," adds Gibbons.

"We press developers for 5-10% affordable housing," says Gibbons, "We push them hard...most of them now know that our council pushes for 5-10% right off the bat...We should have done this years ago."

In addition, many new developments are zoned to allow secondary suites (e.g. Twelligar Towne) and existing neighbourhoods all over the city are also being consulted with to change zoning

to allow secondary suites.

The biggest issue with affordable housing tends to be its concentration. "There are examples of mixed housing\*\* in other parts of the world," says Gibbons. "We're working on it in Edmonton...If you do it right off the bat; everyone knows what they're going into."

What about 118 Ave?

The zoning changes applied for will allow more residential development (up to 3 stories above commercial). While the community seems generally supportive of this, many people do fear that the development could be more "Nova buildings" – aka affordable housing.

"We need housing like Nova but I don't think that'll happen all the way along [118 Ave]," responds Gibbons.

"It comes down to whatever the market will support. It's not just 118 Ave that goes through these pressures [of unwanted development]."

\*\*Housing developments with units for lower, middle and higher income households.



## Ed Gibbons City Councillor

*Caring for Communities*

(780) 496-8138

ed.gibbons@edmonton.ca

City of Edmonton 2nd Floor, City Hall

1 Sir Winston Churchill Square

Edmonton, AB T5J 2R7

www.edmonton.ca



# Zoning Q & A

KAREN MYKIETKA

Zoning is a hot topic but one that is misunderstood. To help clarify matters, here are some questions that have been raised and their answers.

**Q: When did rezoning become part of the revitalization plan?**

**A:** Rezoning was initiated by residents and was part of the plan right from the beginning. The plan, as it emerged, has always been presented to the community for feedback through updates, open houses and the Rat Creek Press.

Public meetings where residents shared their vision for the area first started in March 2005. On April 30, 2005, residents participated in a design charette with Dan Burden. The ideas for higher

density development to support the business strip on 118 Ave and increase safety with "eyes on the street" started here. Later, the task of sorting out if we had the proper zoning for this development fell to the Development and Revitalization Working Group.

**Q: What is our current zoning?**

**A:** Pockets of 118 Avenue and adjacent residential blocks already allow higher density development such as commercial buildings with 3-4 stories and walk up apartments. Other sections of our community are zoned for low and high rise apartments. The rest of our neighbourhoods are zoned RF3.

Councillor Ed Gibbons says, "People don't realize that most of this area under RF3 already

allows secondary suites, duplexes. If it's an RF3, you can do certain things to it already...and all the LRT area is zoned for high density. So it's buyer beware."

You can look up all the zoning info on a city website (see "Get the scoop" on page 9).

**Q: Will home owners in the proposed RF5 zone (117 and 118 blocks) be forced to sell if the zoning is changed so row housing can be built?**

**A:** The City is not a developer and it very rarely appropriates land. The single family homes on these blocks will continue on even if the zoning is changed. But as homes go up for sale, they could be bought by a developer who tears down the house and builds row housing. At some point developers may even approach home owners and offer to purchase their property. No one is

forcing them to sell; however, if surrounding lots sell then you could have row housing built next door. The zoning change will likely increase property values.

**Q: Are developers pushing for zoning changes?**

**A:** Yes and no. Peter Rausch of the Alberta Avenue Business Association says, "We've had a lot of people interested in purchasing property. Many are waiting for the zoning changes." Ed Gibbons says, "When the economy is good, it's going to develop 118 Avenue. Developers are looking for places and where is better than near the city centre like Alberta Avenue."

**Q: Will the character of our neighbourhood be ruined if we allow higher density developments to replace single family homes?**

**A:** Councillor Ed Gibbons

says, "There is going to be higher density development but it's going to be well planned and well thought out. There's going to be community input into it...You'll keep the uniqueness of each area."

**Q: What will be done to prevent a bunch of cheap and ugly apartments from being built in our neighbourhood?**

**A:** Councillor Ed Gibbons says, "I'm very friendly with developers in North East Edmonton. I know most of them. I work tough with them. But they know until I'm happy, it's going no where... I'm talking to people all the time. I'll look at them and say, 'I don't think so.'" The Alberta Avenue Business Association, local community leagues, and the Avenue Initiative working groups will also work to ensure developers built appropriate and aesthetically pleasing buildings.

## Should we encourage higher density development\* in some areas of our community?

\*such as row housing, walk up apartments or high rises

The majority of our neighborhoods are currently zoned for single family homes and duplexes with the allowance for redevelopment to housing with up to four units per building (RF3).

Supporters of increased density believe more people living in an area will help spur and support a vibrant business district and will increase safety by having more "eyes on the street."

Opponents argue that allowing housing that is not single family will ruin the character of our mature neighborhoods, cause more traffic and parking problems, and in fact increase crime.

**Local residents on development:**

**onlineEXTRA** Read all the full comments at [www.ratcreek.org](http://www.ratcreek.org)

### NO

I don't think increased diversity is the answer to revitalizing any community. I think you do it by cleaning up the community. You have to respect the people who are already in the community.

• Verna Stainthorp, Spruce Avenue

No, in the Alberta Avenue area there is already quite a mix and I feel that the roadways and parking can no longer manage higher density without endangering the community spirit and the safety of our children. I feel too many multi-family dwellings are replacing single family dwellings and upsetting the balance and harmony of the community.

• D Taylor, Alberta Avenue

### YES, BUT

Yes, row housing and walkups should be encouraged, but carefully. Much consideration

should be given to the existing housing and communities. It is a well known fact that walkups and high rises answer the needs of a transient population and do not promote the creation of a community spirit.

• Rene Ladsous, Alberta Avenue

Yes (but not high rises).

Ideally, it should be the kind that contributes to building community and connecting people, and be based, as far as possible, on sound environmental principles, encouraging energy efficiency, recycling, etc. Creative use of spaces that are currently unused or underutilized would be an added bonus.

• Anne Nield, Parkdale

Higher density housing that respects the human scale of the neighbourhood and is targeting middle and higher income people would be desirable. This would help create more of a mix of people and strengthen revitalization.

• Donna F, Alberta Avenue

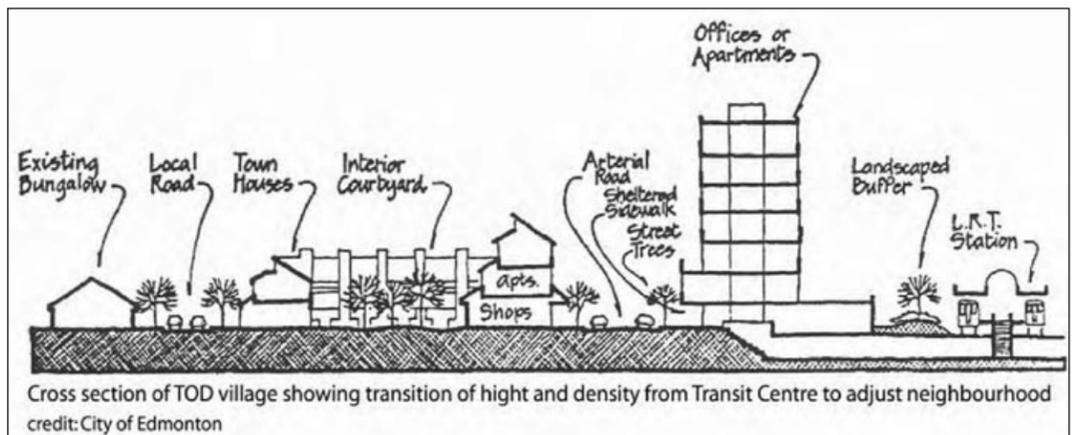
### YES

I believe that higher density brings more people into the area, and the more people on the streets, the safer I feel.

• Yoko Sekiya, Alberta Avenue

People of all economic levels are looking for a place...If one chooses to live downtown, quality of life improves just by cutting off an hour drive, greenhouse gasses are reduced and one then has an opportunity to enjoy a modest price neighbourhood with all its unique attributes.

• J. Pearson, Alberta Avenue



Cross section of TOD village showing transition of height and density from Transit Centre to adjust neighbourhood credit: City of Edmonton

**Councillor Janice Melnychuk, on development:**

I believe that quality communities can look many different ways and I believe that very few are only single family. If you think of our main roads they usually have apartments or duplexes lining them as a buffer to the single family housing that proceeds away from the main roadway. This density allows for business/commercial access to traffic flows for commercial health.

In the past 20 years we have also seen a change in who lives in our communities such as: seniors living longer and staying in their homes, smaller families, and more single occupants of all ages. These changes alone mean that the business must look farther for customers, which means more need for transportation.

City council realized some years ago that with the coming economic boom we

would need to respond in a coordinated way to the housing crisis we now face. We began the development of a Smart Choices program that would find ways to address these challenges on a city wide basis rather than one neighbourhood at a time.

Part of that approach means looking at the places in Edmonton where higher density makes sense, such as at the LRT line. These are called Transit Oriented Developments and this was previously part of your area plans. The NAIT student housing node will be close to where the northern leg of where the LRT will go so again it's related to transit.

We should look to the communities, not just in Edmonton, which have been able to integrate further density into older neighbourhoods,

to help guide us in creating inclusive, beautiful communities with a range of housing types and price points.

Edmonton is reaching its outer limits for development at a time when the industry can not keep up with demand for new housing. This means that we need to consider the challenges and options for expanding urban sprawl and make good decisions to increase density in such a way that maintains and encourages the creation of quality communities.

I would urge anyone who is interested in Smart Choices to check out the website at: [www.edmonton.ca/SmartChoices](http://www.edmonton.ca/SmartChoices)

For more information on our city-wide long range strategy for development: [www.FocusEdmonton.ca](http://www.FocusEdmonton.ca)



## Caring for your Community

Let's work together to revitalize the neighbourhood

**Councillor Janice Melnychuk**

Ward 3 - NE Edmonton  
2nd Floor City Hall  
1 Sir Winston Churchill Square  
Edmonton AB T5J 2R7

phone: 496-8333  
email: [janice.melnichuk@edmonton.ca](mailto:janice.melnichuk@edmonton.ca)



# Neighbourhood by the numbers

KAREN MYKIETKA

\* Please Note: All figures are based on 2005 statistics.

## Period and type of Construction

Since the areas south of 118 Avenue were settled first, Parkdale, Alberta Avenue and Spruce Avenue have the most houses built prior to 1946. Alberta Avenue has the oldest housing stock with 54 per cent of homes built before 1946, indeed many of those were built in the early 1900s. All three also have a good portion of homes built during the post-World War II boom. Delton has the greatest percentage of post-war houses at 52 per cent.

Eastwood had slow but steady development between 1946 and 1980.

Much of the apartment building phase in Cromdale and Westwood occurred during the 1960s and 1970s. Alberta Avenue had the most new construction between 1996 and 2001 with 60 new dwellings.

Cromdale has the most units (181) in apartment buildings of five or more stories. Eastwood has the most units in walkups (819), followed closely by Cromdale (760). Cromdale and Parkdale are the only two neighbourhoods with a significant number of owner-occupied, apartment-style condos.

Alberta Avenue has 30 dwelling units in rooming houses and collective residences, while Parkdale has 10. All other neighbourhoods have less than three.

## Owners versus renters

Is there a right balance of owned and rented dwellings for a neighbourhood?

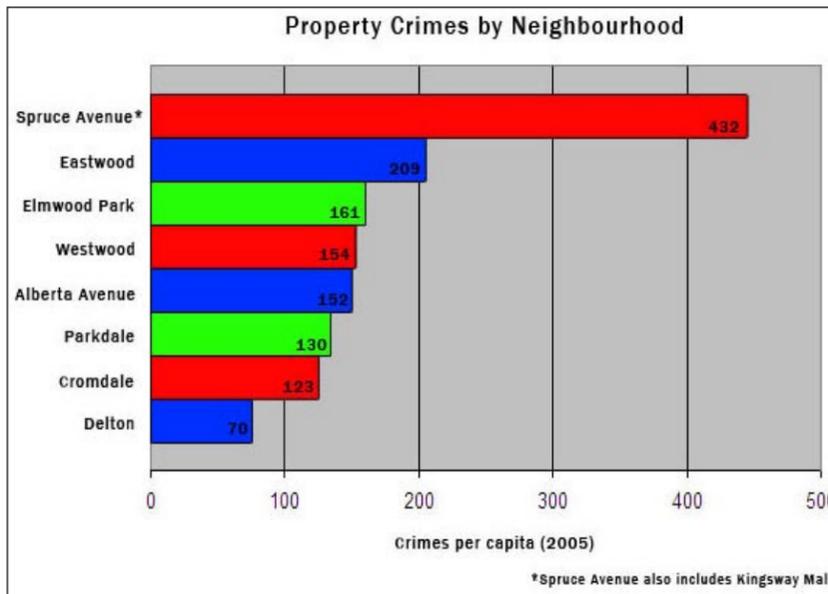
our eight neighbourhoods at 80 per cent. It has numerous walkup apartments and half of its housing stock is rentals. One third of the population is in their 20s, which corresponds with the 22 per cent of the population being post-secondary students. Thirty-nine per cent of Westwood residents are employed full-time.

Next in line for rentals is Eastwood at 35 per cent and then Cromdale at 31 per cent. These communities have similar average incomes with about one third of the population employed full-time. Eastwood has double the population and more families while Cromdale has a significant share of post-secondary students (15 per cent.) The biggest difference between the

ship rate. It also has the least property crime per capita, and is one of the communities with zero violent crime.

Parkdale and Alberta Avenue also have high ownership rates with 61 per cent and 58 per cent respectively in 2005. Parkdale ownership increased 7 per cent between 1999 and 2001 and another 5 per cent between 2001 and 2005. Alberta Avenue hit its ownership high with 62 per cent in 1996. Ownership decreased 1 per cent between 2001 and 2005. Alberta Avenue's high ownership rate does not correlate with lower crime rates; it is number two for violent crime in our area.

Elmwood Park is about half renters and half owners. Spruce Avenue had the same



two neighbourhoods is the crime rates (see graphs.) The ownership rate in Cromdale has been increasing steadily since 1986 when it was only 18 per cent. Today it is at 31 per cent. Eastwood had a 4 per cent increase in ownership between 2001 and 2005.

Delton has the highest rate of home ownership with 71 per cent of all dwelling being owner-occupied in 2005; this is down from 75 per cent in 1999. Despite the slight decline, Delton's ownership rate has always been the high-

profile in 1991 but ownership has slowly decreased since then and now there is only 42 per cent owner occupied dwellings. This is not just due to apartment rentals as 209 of their 551 houses were also rentals in 2005.

## Rental rate does not affect crime rate

Is there a relationship between the rental rate and crime? No, there isn't. The facts speak for themselves. Look at Eastwood and Cromdale: similar rental rates but very different crime

rates. Compare neighbourhood rental rates with their property and violent crime rates; there is no obvious correlation or link.

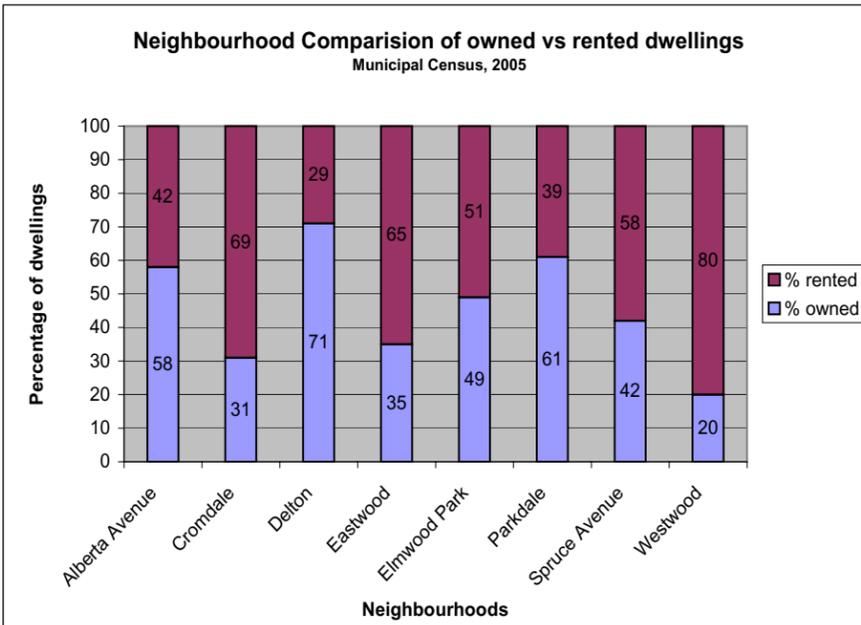
Spruce Avenue has an astronomically high property crime rate, but it also includes Kingsway Mall. How much of that property crime happened residentially is unknown. A data analysis of EPS statistics

shows that city-wide, there is a correlation between property crime and the presence of malls

continued on page 9...

Westwood, the community nearest to NAIT, has the highest renter rate of all

est in the community. Delton has very few apartments which contributes to the high owner-



est in the community. Delton has very few apartments which contributes to the high owner-

est in the community. Delton has very few apartments which contributes to the high owner-

**EDMONTON**

## Come Join the fun!

### PLAY AND SAVE LOW COST SUMMER PROGRAMS 2007

<p><b>Kinder Art (July 3-6)</b> \$12 Alberta Avenue Hall 9-11:30 am Ages 3-5 yrs #245503</p> <p><b>Sportin' Around (July 3-6)</b> \$20 Spruce Avenue Hall 9 am-4 pm Ages 8-12 yrs #245753</p> <p><b>ABC's &amp; 123's (July 9-13)</b> \$14 Sprucewood Library 9-11:30 am Ages 3-5 yrs #245507</p> <p><b>Kitchen Kapers (July 9-13)</b> \$15 Spruce Avenue Hall 1:30-4 pm Ages 6-9 yrs #245508</p> <p><b>Arts Galore (July 9-13)</b> \$28 Eastwood Hall 9 am-4 pm Ages 6-12 yrs #245755</p> <p><b>Art Alive (July 16-20)</b> \$15 Spruce Avenue Hall 1:30-4 pm Ages 6-9 yrs #245512</p> <p><b>Adventure Us (July 23-27)</b> \$27 Alberta Avenue Hall 9 am-4 pm Ages 6-12 yrs #245762</p> <p><b>Move and Groove (July 30- Aug 3)</b> \$15 Parkdale- Cromdale Hall 1:30-4 pm Ages 6-10 yrs #245657</p>	<p><b>Encore! Encore! (July 30 - Aug 3)</b> \$25 Spruce Avenue Hall 9 am - 4 pm Ages 6-12 yrs #245766</p> <p><b>Puppet Theatre (Aug 7-10)</b> \$12 Eastwood Hall 9-11:30 am Ages 3-5 yrs #245658</p> <p><b>Surviving Summer (August 7-10)</b> \$22 Parkdale -Cromdale Hall 9 am-4 pm Ages 8-12 yrs #245779</p> <p><b>3,2,1.. Blast Off! (Aug 13-17)</b> \$27 Eastwood Hall 9 am-4 pm Ages 10-12 yrs #245782</p> <p><b>Multi Sports (Aug. 13-17)</b> \$25 Spruce Avenue Hall 9 am- 4 pm Ages 6-12 yrs #245767</p> <p><b>Hip Hop (Aug 20-24)</b> \$15 Alberta Avenue Hall 1:30-4 pm Ages 6-9 yrs # 245660</p>
---	---

Registration began  
May 12, 2007  
Phone 496-4999 press #2

Sponsored by:  
**Edmonton** COMMUNITY SERVICES

# Car Show & Dance

## on Alberta Avenue

**Friday, June 22**  
6pm - 10pm  
Alberta Avenue Community Hall, 9210 118 Ave  
Parking available across street on south side of 118 Ave.

**Car show in the parking lot**  
**Live Band starting at 6:30**  
*ShakeDown playing rock, blues and soul with hits from the 50's, 60's and 70's.*

**Dance admission: \$2 single; \$5 family**  
**Food Concession**

Sponsored by  
The Alberta Avenue Business Association  
11770 95 St. 471-2602  
aaba@telusplanet.net  
www.alberta-avenue.com

# Get the scoop on your neighbourhood

KAREN MYKIETKA

Ever walk down your street and see some new development and wonder what's happening? Ever get your tax bill and wonder what other houses in your area are assessed at? Curious to know what year a house was built?

Want to know what neighbourhood/community league you live in? Want to find the parks and schools in your area? Need to find out your garbage pick up schedule?

All this and more is publicly accessible on the City of Edmonton maps website at [www.maps.edmonton.ca](http://www.maps.edmonton.ca). Enter the site and click on the interactive map or make a selection from the menu on the left side bar. Note: the drop down submenus didn't always display properly for me. Click on the menu item (locate or residential or general) to get the submenu.

Go to "Sites of interest" under the General menu and find hospitals, parks, churches, schools and sports facilities by neighbourhood even create a map.

Search for current development applications or applications dating back to November 2005 by neighbourhood or ward.

Look up any city address under residential assessments and you'll find out a lot! I searched my address and found:

Tax Roll: 4071908  
Assessed Value: \$145,500

Building Class: 2 storey with basement  
Property Type: Residential  
Land Use: Single Family Dwelling  
Approximate Living Area (m<sup>2</sup>): 133.7

(Does not include basement area or 3rd level of split level)  
Basement Development: No  
Garage: Yes  
Fireplace: No  
Effective Year Built: 1916

Hmm. It's not always 100% accurate. We have a fireplace. The house always had a wood fireplace but someone actually walled over it at some point! It was discovered during the gutting process and retrofitted with a gas insert. Shhh! Don't tell anyone – the city might find out.

Locate anything – an address, address range, postal code, named location, neighbourhood, intersection and zoning! Choose a neighbourhood and get a little background paragraph about it while the interactive map outlines it in red. Open the complete neighbourhood profile for 100+ pages of information on the area including population, martial status, ethnicity, housing, income, labour force, mobility, crime and education.

To find out what is going on near your address, go to "locate" and enter your address. At the bottom, click for a list of development application near you. I checked 150m around my address and found my neighbour's permit for his garage, people building decks,

someone adding suites to a house, a home-based tailor shop, a drain cleaning service and surprise, surprise a home-based outcall massage centre (what exactly is that anyway? I'm not sure I want to know!)

Ahhh! Now to another hot topic – zoning. Everyone who is thinking of purchasing property should always research the zoning of the surrounding area so they don't get any nasty surprises down the road. Look up zoning by address, address range or neighbourhood. You may have to zoom in on the map to see the zoning. No surprises on the blocks around me; they are all RF3 which is a low density development zone allowing single family homes and duplexes but can allow up to 4 units per dwelling.

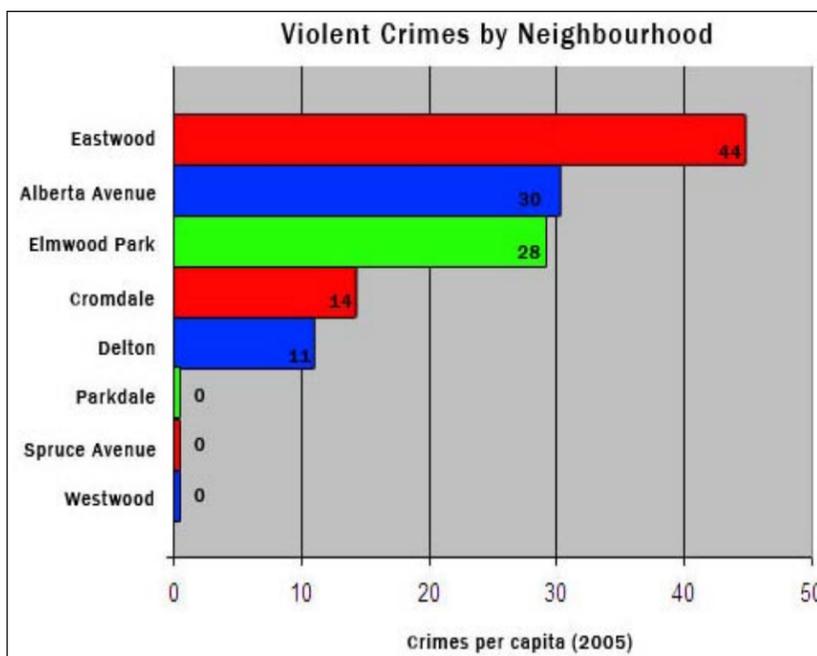
Those of you on the west side of 97 Street may be surprised to know you're zoned RA7 for low rise apartments from 112 Ave to 118 Ave, then the RA7 zoning is on the east side of 97 St. north of 118 Ave. What this means is as houses go for sale, they can be bought up by developers who knock them down and build apartments. The areas close to Northlands and the Stadium are zoned for low, med and high rise apartments. It might be years even a decade or more before that type of development comes in – but it can happen. So buyer beware – know what you might get as neighbours and don't buy it if you don't like it.

Be in the know!

continued from page 9...

and transit centres in neighbourhoods. Violent crimes often happen in clusters and can vary greatly from year to year in one neighbourhood. Plus violent crime is usually not random; it is concentrated among those in high-risk lifestyles like gangs, drugs and prostitution.

Send your comments or thoughts to [editor@ratcreek.org](mailto:editor@ratcreek.org).



CRIS BASWALDO AND TRACEY PATIENCE ENJOYING TIME AT THE BLOOMING BACK ALLEYS GARDENING SHOW AT ALBERTA AVENUE COMMUNITY HALL.

# Avenue goes to the Dogs

Join 118 ave as it goes to the Dogs with dog games, dog events, dog adoptions, demonstrations, family fun, prizes and food.

**June 9, 2007**  
10:00 a.m. - 4:00 p.m.  
9210 - 118th Avenue

All pets must be leashed and under control!

Call Judy for more info 496-1913  
Sponsored by Avenue Initiative

**Norwood Neighbourhood Association**  
proudly presents

## CANADA DAY CELEBRATION

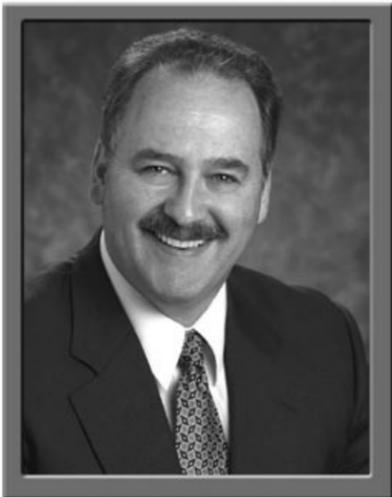
Sunday July 1, 11 am - 4 pm  
at Norwood Square  
95 Street and 114 Avenue

- Music
- BBQ
- Yard sale & craft sale
- FREE Fun family activities
  - wagon rides
  - face painting
  - inflatable bounce house

**Volunteers wanted!**  
Tables available for only \$20! To volunteer, or to rent a table, please call Yoko at 424-0917

# Moving on up

## Brian Mason, MLA Edmonton Highlands-Norwood



Your MLA has  
a new office  
location to  
better serve  
you.

### Edmonton Highlands-Norwood Constituency Office

6519 - 112 Avenue  
Edmonton, Alberta

Phone: 414-0682  
Fax: 414-0684

e-mail: edmonton.highlandsnorwood@assembly.ab.ca  
www.brianmason.ab.ca



**PETER GOLDRING**  
Member of Parliament  
Edmonton East

## RENTAL HOUSING

We are all concerned that rents in the Edmonton area and the cost of housing have skyrocketed in recent years. While low interest rates and easier mortgages have made owning a house somewhat more affordable for some, we are still faced with a shortage of economical rental housing for both singles and families.

When I was beginning my career, my first lodging was in a rooming-house where I shared a single room and bathroom down the hall. It was a clean and safe home with a caring landlady who cooked great meals. It certainly took care of my needs, and gave me the start I needed to develop into a contributing member of society. This type of lodging, and indeed all forms of singles housing, is now exceedingly rare in Edmonton and across Canada.

People who are entering the workforce for the first time can't afford to make the down payment required to purchase a house. They need affordable rental housing which I believe private industry is best suited to provide. The government can play a role by encouraging the rental construction and management industry.

Safe and affordable rental housing is a basic need for all Canadians. While I am pleased with last year's budget allocation of \$800 million for affordable housing, this is but a starting point to address the barriers that have blocked rental development in the recent past.

I've talked about this issue at length over the years, and even written a book about it in 2000, *Housing Affordability: An Edmonton Concern and a National Challenge*, but sadly very little was done to help under the past Liberal government. It is time to do better to give all Canadians a fair chance to rent their own home at affordable rates.

What do you think?

495-3261

www.petergoldring.ca

JILL SCHEYK

The carpet in the front entryway is a frayed acid green shag, and the metal panel where the buzzers are is a mess of bare wiring.

The inside doesn't fare much better. The paint is peeling. The hallway carpet is a muted red with a black path down the centre – not part of its original design.

On the door of apartment 201 is a wooden crustacean with a sign: "No Crabs Allowed." This is Doreen Fiddler's apartment, and according to her landlord, it's worth \$1600 a month.

Fiddler first moved to Edmonton to be near her family. She sold most of the things in her Meadowlake Saskatchewan home to make the trip.

"All I brought with me was my sewing machine and my kids," Fiddler said.

For Fiddler, that meant six sons and a daughter. She rented a house on the south side where she stayed up until 2 a.m. many a night to wax the floor and make bread for her family.

She's 74 years old now, her children are grown and she's enjoying some time to herself. The one-bedroom apartment with the green shag has been her home for 20 years.

In that time, the rent has risen from \$325 to \$595. Fiddler's last increase came

in February, and was \$70.

It was barely an increase at all compared to the amount written on the most recent letter slipped under her door. On May 1 she was served three month's notice for an increase of \$1000 a month.

Since then she's been getting a lot of attention. CTV stopped by, and so have radio stations and newspapers from around the city.

She was even invited to a meeting at the legislature, along with a few other ten-



**DOREEN FIDDLER POINTS TO THE HOLE IN THE BACK ENTRANCE AT HER OLD APARTMENT BUILDING**

ants facing radical rents. However Fiddler wasn't optimistic about the outcome.

"I don't think there's much that they could do about it," she said.

Her landlord told her that everyone in the building received the same increase. Fiddler put her to the test.

"After she left the building, I went from apartment to apartment. Everyone was getting a \$100 raise except for three of us," Fiddler said.

The company that signed the increase letter, Alliance Realty Management, could not be reached for comment.

The letter says, like all such letters do, that the extra cash is needed for upgrades to the building. But so did all the others over the years, and Fiddler has yet to see improvement.

"They may have painted it once – before I moved in," she laughed.

Since the passing of new legislation limiting rent increases to once yearly, legally the increase is invalid. Still, Fiddler is in the market for another apartment. She's moving into a local affordable housing unit in Nova Plaza on 118 Avenue.

The new place is clean and has security and elevators, all for \$600 a month.

She's giving her month's notice on June 1, because she believes in being a good tenant no matter the circumstances.

"I could just walk away.... but I'm not that kind of person," Fiddler said. She'll move into her new apartment in July.

One of Fiddler's sons is on long-term disability and also needs an affordable place to stay. Being the kind of person Fiddler is, she's making him her roommate at Nova Plaza.

## Changes to the Residential Tenancies Act and Mobile Home Site Tenancies Act

**New legislation has ushered in some changes to the rules for landlords, retroactive to April 24, 2007.**

- Rent may only be increased once a year. Normal rules of sufficient notice still apply. (see page 2 sidebar)
- Landlords need to provide a year's notice when converting any periodic tenancy building to condominiums or for any major renovations to a unit.
- During that one year's notice, there cannot be any increase in rent.
- Any notice of rent increase or ending tenancy that doesn't comply with the new rules will be void, and landlords could face up to \$5,000 in fines per tenant.

## Call Me 1st



Thinking of Selling?  
Thinking of Buying?  
Call Roxanne Litwyn  
**439-7000**

Your neighbourhood Realtor  
Serving Central Edmonton Since 1990

## FREE MARKET EVALUATION

List of homes for sale  
(some restrictions apply)

www.roxannehomes.com

Not intended to solicit properties already listed for sale.

# Two-way communication set to improve between residents and police

DAWN FREEMAN

The Edmonton Police Service has appointed a new Community Liaison Constable (CLC) to District 1 of the Downtown division, and he is excited to be here.

"I applied for the position because the community aspect is something I enjoy," says Constable Mike Russell, who has been with EPS for two years. "I was assigned up here before [when on patrol] so I know the area pretty well."

Constable Russell has to not only get used to a new job, but also a new policing model as well – the changes to the way the police deliver their front-line patrol services to the City started about the same time he did.

The new community-style policing model has divided the city into five divisions and twenty districts and includes assigning patrol officers permanently to a district to give them geographic ownership of the communities and the activities within its boundaries. Each officer has a goal of putting 25% of their on-duty time into pro-active work in their district – that means getting out of their cars and get-

ting to know the neighbourhood, and the neighbours.

Constable Russell, as the CLC for District 1, is the face of the EPS. He will be the one most often seen at community meetings and initiatives, and Russell is happy to be the conduit for communication.

"It's my job to share information with the community and to be an easy access for the community to share its information with us [EPS]," says Russell. "Obviously for

working in our district."

Russell, and his superiors, Staff Sergeant Randy Loxterkamp and Watch Commander Jerry Nash, all believe that community members are the eyes and ears of the police – and under the new policing model they fully intend to make use of it. Russell encourages people to pass on information to him, and says they will endeavor to keep residents in the loop with return communication.



MIKE RUSSELL IS THE NEW COMMUNITY LIAISON CONSTABLE FOR DISTRICT 1

immediate concerns people still need to call 911 or the complaint line (423-4567), but for on-going community issues people can call me and I will make sure that information given is passed through to my superiors, as well as the patrol officers

You can contact Community Liaison Constable Russell at 916-5063 or at michael.russell@police.edmonton.ab.ca. Also, watch out for a new Law and Order column written by Constable Russell starting in the July issue of the Rat Creek Press.

District 1 of the Downtown Division ranges from 97 St to Wayne Gretzky Drive and Norwood Boulevard to 127 Ave. There are 23 patrol officers, 4 beat officers and 1 Community Liaison Constable overseen by a Staff Sergeant assigned to the area. Spruce Avenue and Westwood communities fall under District 4 of the Downtown Division. Go to [www.police.edmonton.ab.ca](http://www.police.edmonton.ab.ca) for more details.

## STOP TARGETED AUTO THEFT

Help EPS and yourself by making your vehicle a harder target for thieves to steal or break into.

- Use your garage. Lock your vehicle and the garage door
- Lock your car and take the keys out
- Park in a well-lit area
- Completely close all windows
- Don't leave valuables in plain view – take them inside or lock them in the trunk
- Use steering wheel locks and audible alarms
- Engrave expensive accessories
- Take out removable radios and face plates
- Avoid parking between large vehicles that provide cover for thieves

## Items to AVOID leaving in plain view:

- phones
- purses or wallets,
- pagers
- briefcases
- credit cards
- weapons
- radar detectors
- laptops
- CD's
- money (loose change)
- sports or musical equipment
- removable radios (face plates).

If you have any questions or information regarding a suspect or suspicious activity please contact District 1 Community Liaison Constable Mike Russell at 916-5063, or District 4 Community Liaison Constable Greg Lewis at 975-4823.

# Sentinel registry

- VEHICLE REGISTRY
- DRIVER LICENSING
- CORPORATE SERVICES
- VITAL STATISTICS
- LAND TITLES
- LIENS & SEARCHES



12818 82 St. Edmonton AB, T5E 2T2  
[www.sentinelregistry.com](http://www.sentinelregistry.com)  
 Phone: (780) 478-8832 Fax: (780) 476-5887

# Parsing the problem of pruning

## the Gardening Diva

WITH CHERYL WALKER

Now dear readers, The Garden Diva (TGD) walks the non-gardening dogs in the neighbourhood and she sees trees and shrubs in most disgraceful situations. They are overgrown, not blooming, spreading madly, or have dead patches. She is terribly shocked. This simply has to stop.

Trees, bushes and shrubs are pruned for a variety of reasons, including disease, height management, maintaining health, and to turn your evergreen into a cunning little bunny rabbit. You will require a pair of pruning shears and possibly a pruning saw. Perhaps you have a friendly neighbor that has some, or perhaps you wish to purchase a pair. TGD is over the moon about Lee Valley gardening

tools. Whatever you choose to purchase or borrow, quality is essential. Poor quality tools will break, or worse, rip at the poor dear plant, possibly causing harm.

In her walks, TGD has noticed the most common species requiring pruning are lilac bushes and caragana hedges. TGD is aware that other species exist – if you require information about pruning those, please seek out books

at your local library, or consult with an arborist. TGD is still limited to 500 words.

### The lilac

Lilacs are pruned after they stop blooming. To prune your

lilac, decide dear reader; do you want a shrub, or a tree? A tree is quite possible, but will take a few years to achieve. Mark



branches that are too small, unhealthy, or are crossing over other branches and remove them. Then prune branches that are 'suckers', coming up from the bottom of the tree. Finally take another look and

prune branches that are thinner than an inch and have multiple forks. Reader, be somewhat ruthless. Stop short of a Charlie Brown Christmas tree, but do make things tidy. Remember dear reader: pruning suckers will be a never-ending summer delight.

### The caragana

Caragana are particularly susceptible to powdery mildew, and a good pruning

will go a long way to prevent this unsightly disorder. When pruning caragana, prune about a foot lower than you want the hedge to be in September. Look at the inside of the hedge. Is the inside dead, or dying? Dear

reader, cut out the dead wood, and cut down the largest inside branches. This will enable the smaller branches to grow up, and provide the nice pea plant like leaves and yellow flowers that caraganas are noted for. If the hedge is particularly patchy, you may prune entirely to the ground. The hedge will come back over the next few years.

Dear reader, both lilac and caragana are pruned so that the pruned branches are flush with the branch they came off of. There should be no protrusions. There is no need to paint pruned branches with any sort of compound. Provided that you have pruned correctly, healing will take place quickly.

Now dear readers, why are you sitting there – go forth and prune!

*TGD (aka Cheryl Walker) lives and gardens in Parkdale, with the très wonderful Gardening Diva husband and the non-gardening dogs. She has been known to secretly "midnight prune" in her neighbour's yards.*

## Dogs on Parkland

### BECKY REDFORD

Community Recreation Coordinator  
City of Edmonton

Spring is finally here and has revealed some ugly truths! As you walk around the schools and park spaces in Spruce Avenue you will notice that some of the dog owners have not been picking up.

### What are the rules?

The City of Edmonton has very specific rules for dogs set out in the Animal Licensing and Control Bylaw and the Parkland Bylaw. These rules are in place for the safety of your community and the safety of your pet.

### It's pretty simple...

In the City of Edmonton, you must license your dog. You must clean up your pet's defecation. You can walk your dog on

parkland so long as your dog is:

- leashed and on a trail
- leashed and on a boulevard
- leashed and in an area governed by signage permitting dogs;

Other than being in one of the 40 designated off-leash areas, dogs must be on a leash at all times.

### How do you know you are walking on parkland?

Parkland is any property whether developed or not, owned, controlled or maintained by the City of Edmonton. Any properties in your neighborhood that is intended for use by members of the public for recreation or general enjoyment – any green areas, groomed parks, naturalized roadway buffers, boulevards, river and ravine lands and community leagues – are parkland!

Dogs must be kept at least 10 meters from

school grounds, playgrounds, sports fields and picnic sites at all times. Your dog's leash must be no longer than 2 meters in length.

**Note:** Animal Licensing and Control Bylaw has 8 different fines to tag owners with penalties ranging from \$100 - \$2500.

Let's keep our community clean and safe for all our kids.

Please lead by example and be a considerate and responsible pet owner!

### Important phone numbers:

Bylaw Services Animal Control 496-8860  
Park Rangers 496-2950  
Volunteer Park Patrol 496-2950  
Report Hazards 496-2950

Please call 496-1475 for Parks for Paws information or check the City website at [www.edmonton.ca/parks](http://www.edmonton.ca/parks) for off-leash areas.

## Fathers Are Special

Sharon E. Riley



*What is a father?  
What does he do?  
He hugs, he laughs,  
He can be stern too.  
He lifts us high,  
Right over his head.  
Sometimes he tucks us into bed.  
Sometimes he is distant,  
A card or a call,  
A gift sent at Christmas,  
A picture on the wall.  
We know that he loves us,  
And we love him too.  
Fathers are special,  
That's certainly true.*

ABC Head Start in now accepting applications for their **FREE** pre-school and family support program for low income families.

ABC  
HEAD START  
[www.abcheadstart.org](http://www.abcheadstart.org)



Qualified staff promote a positive learning experience for your child and parents will have the opportunity to be involved. There is no fee for the program and transportation and snack are provided.

If your child is born between March 2, 2003 and March 1, 2004  
**call 461-5353** to apply for the 2007/2008 school year.

## Father's Day Events, Sunday June 17

Valley Zoo presents:  
Father's Day on the Wild Side

13315 Buena Vista Rd

Ph 496-8787

noon to 4:30pm

See live birds, snakes, frogs, bugs and make a wetland Father's Day gift for Dad. In addition, you can discover the paternal role of animal father's in the wild.

Cost: Regular admission prices.

Father's Day 5Km Walk/  
Run for Prostate Cancer Research

Laurier Park – 13400 Buena Vista Rd

Start: 9:30am

Honour the special man in your life by taking a stand against prostate cancer, a disease which affects 1 in 7 men in their lifetimes and is the number one cancer threat to Canadian men. Go to [www.fathersdayrun.ca](http://www.fathersdayrun.ca) for details on how to register.

Fort Edmonton Park presents: Hats off to Dad

10am to 6pm

Dads wearing hats get in FREE. Activities to try with Dad include pioneer carpentry, fur trading, and golf skills. Stay for the Father's Day Barbeque Buffet.

Cost: Regular admission prices.

# A Problem House Revisited

## HOME GROWN RENOS

WITH JIM MAXWELL

*This is an update on the story "Diary of a Problem House," available on the Rat Creek website in the April 2006 issue. www.ratcreek.org*

Last year I told a story about a house that I own that became a problem house. I let a single mother rent the house after hearing her story of woe. Unfortunately she was not a

good tenant. She didn't

pay rent, she turned it upside-down, and she used it as a drug house. After a long process of eviction, she finally vacated the property with the help of the father she had told myself and the court was recently deceased.

For a period of a few months I repainted the house, patched walls, and got rid of the graffiti. Then summer came, and with it the homeless. I would visit the house to work on it and discover either people in it, or evidence that people had been. A few of those people were arrested following phone calls to the police. I got to know the police pretty well that summer.

One night I came to the house to find two people in it. They were hauled out and released by the police, and I was told that it was not illegal for them to be in the house. Fortunately they hadn't done any damage, but now it would be hard to prove they had broken in. The only option was a ticket similar to one for jaywalking, a waste of time considering the homeless have nothing to pay with and there's no way to follow up on it.

I was finally able to stop the break-ins by boarding up the windows and padlocking the doors. My problems solved?

Not quite. Since there had been many police visits to the house, the house had been reported to a Safety Codes Officer who sent me a letter requesting to visit it. What I was not aware of was that while I was in court trying to evict the single mother, her dead father, and the other people holed up in the house, it had been condemned.

The order to be condemned had been served in November 2005. I found out about it in November 2006. The suite in the basement had been condemned because it lacked kitchen and washroom facilities. This was

committee comprised of members of the Safe Housing Office, Capital Health, and local residents. We were able to get the time for the start of fixing or demolition down to 3 months, providing there is no legal action. Fighting the orders is always an option.

If you choose to cooperate, no work can be done until approved by the safety codes officer. The owner has to hire an engineer to address the officer's concerns. The engineer prepares his or her own report detailing what's wrong with the house and how it should be fixed. He might find that

demolition is the best option.

In my case the engineer did what he called the "250 pound engineer jump test" on the second floor and decided the floor needed more support. Once the engineer has come to a conclusion, the owner can have him prepare plans to fix the house (as I did) or they can go elsewhere to get the work done.

The engineer's plans are then sent to the safety codes officer for approval. It is up to the owner to get the building permits and the work done by himself or contractors. The work needs to be inspected

true, it was meant to be a basement with a hot water tank and laundry, not a suite.

Which brings us to the question, if somewhat belated: what do you do if you have a condemned house or buy one with orders against it?

The safety codes officer will inspect the house and issue a report detailing what needs to be done with a deadline beyond which there may be demolition. At this point the owner has a few options, not all of them good for the neighbourhood. An appeal of the orders can be made to drag things out. A few years ago I chaired a CAP (Community Action Project)

and approved by the engineer and then the safety codes officer. For my problem house, I have until October to have the renovations completed. They will be done by May 31.

In housing renovations there are always surprises. Ninety degree angles seem not to exist, and one is working with construction methods from decades when there may or may not have been building codes. The safety codes officer and your engineer are aware of this and, if you cooperate with them, they're willing to work with you to get your project up to code.



JIM MAXWELL IN FRONT OF HIS CONDEMNED PROPERTY HE IS FIXING UP

# Arts on the Ave opens up



Arts on the Ave, our local artistically diverse grassroots society, is opening up a community meeting and performing space in the old Popular Bakery building at 9351 118 Ave. It will be a multi purpose space that will include an art gallery, cafe, and small performances on the weekends. I hear that they are also getting a cappuccino machine! The Carrot Community Arts Coffee House doors will open June 19, with an Opening

Gala on June 22 complete with the jazz stylings of The White Cat Trio. They need volunteers to help prepare the space, so if you are artistic, and want to get involved in a great project, contact Christy at 951-3585 or info@artsontheave.org.

**American Idiot comes to the Ave**  
A full blown Rock Musical of Green Day's American

Idiot, written and produced in Edmonton, is coming to the Avenue Skate Park on June 15-17. This production is written and performed by graduating BFA students from the University of Alberta, and will have a full band and seven cast members performing in the unique setting of the Avenue Skate Park. And the best thing is that this is a free show. That's right, I said FREE, and there's nothing idiotic about that.

### Avenue on the Ave

The Avenue Skate Park is one of the busiest places on the Ave, and not just because of the skate boarding. The Avenue is regularly holding music concerts on the weekends, and June is burst-



ART ON THE AVE IS TURNING THE OLD POPULAR BAKERY SPACE INTO AN ARTS COFFEE HOUSE

ing at the seams. As well as the performance of American Idiot, Legela will be there June 20, and Man of War on June 27. For a full listing of events, go to www.avenueskatepark.com, or call Becky at 477-2149.

All welcome at  
**SOLID ROCK EVANGEL CHURCH**

Sundays at 11 am  
Wednesdays at 7 pm

Colosseum B&B Chapel  
11827 - 85 Street

Pastor Stanley Burdett  
Ph: 463-5950

the blue pear simplecreativefood

10643 - 123 Street, Edmonton, Alberta | Ph: (780) 482-7178 | www.thebluepear.com  
owned and operated by Darcy & Jessie Radies.. residents of Norwood community

The Travel Experts!

**Butte**  
BUTTE TRAVEL SERVICE

477-3561  
TOLL FREE 1-800-661-8906

11733 - 95 Street, Edmonton, Alberta  
Henry Woudstra, Manager

**FREE**  
Canada Day  
**BBQ**

**Games**

**Prizes**

**Food**

**Sports**

On July 1<sup>st</sup> bring the family down to  
Vanguard Park with  
**Christian Life Center,**  
for a free BBQ!  
BBQ starts at 12:30pm.  
12140 103<sup>rd</sup> Street. For more info. Call  
**471-2250!**



**Day Camp  
2007**

**Register Now!**

**Limited spaces available.**

**Only \$15.00 per child!**  
(Grades 1 to 6 only!)

**Registration Deadline  
JUNE 15!**

Choose ONE of the following weeks to register for:

- Week 1: July 9-13      Week 3: July 23-27  
Week 2: July 16-20    Week 4: July 30-Aug.3

**Workshops Available:**

**Drama:** LIGHTS, CAMERA, ACTION! This workshop includes video, stage presentation, improve, Black light effects and “freeze frame”.

**Sports:** RUN, RUN, RUN! This workshop is a great opportunity to get outdoors and be active. A great source of sportsmanship and team building!

**Nature:** ADVENTUROUS? Explore the creatures and surroundings of our great outdoors. This workshop will allow children to explore Nature at its best!

**Art:** BRING YOUR CRAFTY HANDS! Enjoy a wide variety of art options. This workshop will give the children the opportunity to be creative and develop their own creation to take home and enjoy!

**KZAMM**

Christian Life Center 10123 Prince Elizabeth Ave, Edmonton AB T5G 0X9  
Phone: 471-2250 Fax 471-2260 Email: [kzamm@clifec.org](mailto:kzamm@clifec.org)

**CHILD INFORMATION:**

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_  
Date of Birth (MM/DD/YY) \_\_\_\_/\_\_\_\_/\_\_\_\_ Age: \_\_\_\_ Gender (Circle One): M F  
Shirt Size (Circle One): S M L XL  
Alberta Health Care #: \_\_\_\_\_ Family Doctor: \_\_\_\_\_  
Doctor's Phone #: \_\_\_\_\_  
Medical/Allergy Info: \_\_\_\_\_

Note: All children registered will be required to stay within the facilities being used for the duration of the program. Leaving the premises will not be permitted for obvious safety reasons.

Workshop Registered For:  Drama  Sports  Nature  Art

Choose Week :  Week 1 (July 9-13)  Week 2 (July 16-20)  Week 3 (July 23-27)  
 Week 4 (July 30-Aug. 3)

**PARENT/GUARDIAN INFORMATION**

Name: \_\_\_\_\_ Relationship to Child: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone # (Home): \_\_\_\_\_ Phone # (Work): \_\_\_\_\_  
Emergency Contact Name: \_\_\_\_\_ Relationship to Child: \_\_\_\_\_  
Phone # (Home): \_\_\_\_\_ Phone # (Work): \_\_\_\_\_

Additional information concerning the child's health or activities:  
\_\_\_\_\_  
\_\_\_\_\_

Will you allow your child's picture to be taken for promotional purposes? (ie brochures)  
Please Circle one: Yes No

I, \_\_\_\_\_ thereby release Christian Life Center of any legal or financial responsibility, in case of accident or injury involving my child while involved in any activity or program sponsored by or coordinated as part of Kzamm Kids/Christian Life Center. Further, I give permission to the Kzamm and Christian Life Center staff and or volunteers for emergency treatment by a doctor, nurse, EMT or competent other in case of accident or medical emergency involving my child if I am unable to be reached. All the information I have given is complete and is correct to the best of my knowledge. I also give my permission for my child to ride the bus to and from Kzamm or on Kzamm outings when necessary  
Parent/Guardian  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## EVENTS

### CHECK OUT THE NEW ONLINE COMMUNITY CALENDARS

All our community events & meetings are now on google calendars. Go to [www.ratcreek.org/](http://www.ratcreek.org/) calendar and scroll down to view one of the four different calendars. Click on an event to get the details.

You can create your own google calendar and add any of these calendars to your personal one. Go to [www.google.com/calendar](http://www.google.com/calendar) and sign up for free. Then go to +other calendars and search "118th Avenue" and add desired calendars.

To submit your event or post a free community notice (max 75 words) email [events@ratcreek.org](mailto:events@ratcreek.org) or call 479-6285. Events & notices printed in the paper as deemed appropriate by the editorial team and as space permits.

### GARAGE SALE

Saturday and Sunday, June 1 and 2, 9am to 4:30 pm at Norwood Golden Manor (11715 95 St), in front of the building.

### THE AVENUE GOES TO THE DOGS

Saturday, June 9, 10am-4pm at Alberta Avenue hall (9210 118 Ave). See ad on page 9.

### CHANGES COMING AT ALBERTA AVENUE COMMUNITY LEAGUE

The Alberta Treasury Branches has graciously offered to lend Alberta Avenue a number of volunteers to help make our outside grounds area safer for public use and to improve its appearance. Among the projects proposed include: removing the dilapidated/rotting skating rink; putting in bedding plants around the hall; removing the cook stoves from the grounds. This will be discussed at the next community league meeting scheduled for June 12 at 7 pm.

### SHOW, SHINE & DANCE

Friday, June 22, 6-10 pm at Alberta Avenue Hall (9210 118 Ave). See ad on page 8.

### ARTS ON THE AVE PRESENTS THE OPENING OF "THE CARROT"

Friday, June 22, at the old Popular Bakery space (9351 118 Ave). Live music by The White Cat Trio. See page 13.

### KEEP THE NEIGHBOURHOOD CLEAN. MAKE USE THE CITY'S BIG BIN EVENTS

Big Bin Events are large item roundups held on various weekends during the summer. Residents can dispose of large bulky items that are unacceptable for collection by waste collectors. There is no charge. Note: Do not

bring household waste like paint, varnish, household cleaners or batteries. All events run over a Saturday and Sunday from 9 am to 5 pm.

**June 9 & 10 @ Woodcroft 13915 115 Ave**

**June 16 & 17 @ Kennedale 128109 58 St**

**Aug 18 & 19 @ Kennedale 128109 58 St**

**Sept 22 & 23 @ Commonwealth Stadium 112 Ave & 90 St**

### RAVINE ALL CLEAN!

19 people helped clean Kinnard Ravine on Sunday, May 5. They picked up about 85 bags of garbage and 4 or 5 shopping carts from the Stadium LRT towards the river: about 1000 feet. "We cleaned out 4 homeless camps and would have gotten another if it hadn't been occupied and they refused to vacate," says Warren Sarauer, the clean up organizer. He added, "The ravine was quite clean away from the homeless camps as most of the dog walkers keep on top of it." Sarauer stated there were a lot more camps with bigger groups in them this year which he attributes to the economy.

### NINA HAGGERTY CENTRE FOR THE ARTS

9704 - 111 Avenue, ph 474-7611  
**Family Art Night**  
Thursdays, 6:30 - 8 pm

FREE Family Art Nights continue through June. Come and collaborate on the creation of a one of a kind mixed media sculpture that will be one of five sculptures presented at Capital EX.

### BE A PART OF THE GRAND PRIX!

Spruce Ave Community is looking for volunteers to sell 50/50 tickets at this summers Grand Prix race on July 20-22. For more information contact Verna on 479-8019.

### COMMUNITY GARDENING

The Avenue Community Garden Initiative is growing! Since Susan Penstone, a representative of Edmonton Community Garden Network, presented at Eastwood Community League last February community interest is growing and developing. The first stage will begin in upcoming weeks as gardeners learn about gardening and are given the options of "container" gardening and/or the possibility of working together in donated gardening space supplied by a kind neighbour. Crystal Kids Youth Centre and Healthy Alberta Communities are the driving forces behind the Avenue Community Garden Initiative and are excited to be part of such a healthy community project. The opportunity to cultivate relationships as well as produce, promises to be an

exciting venture. There are many opportunities for "growth" and we are welcoming volunteers, gardeners and gardening space ideas. For more information on the project please contact Crystal Kids at 479-5283, ext. 0 or Dianne at Healthy Alberta Communities at 471-2724.

### GUERRILLA GARDENING

Guerrilla Gardening is an international organization for the improvement of local areas both urban and rural. The website [www.guerrillagardening.org](http://www.guerrillagardening.org) gives good details on projects started by this group both in Canada and worldwide. The Edmonton chapter has just been opened in Alberta Avenue. The first project is going to be putting some plants in a concrete planter on the northeast corner of 118 Ave and 94 St on Saturday, June 16. Donations of outdoor plants, trees or shrubs or even seeds and bulbs needed. For more info or to donate contact Nick at 473-5289 or [kinkstein@hotmail.com](mailto:kinkstein@hotmail.com).

### PIANO LESSONS

Beginners only, ages 6-10, using the John Thompson Series. Very reasonable rates. Call 479-4054.

### CHILDREN'S SUMMER PROGRAMS

See ad on page 8.



Edmonton  
Public Library

**SPRUCEWOOD BRANCH**  
11555 - 95 Street Call 496-7099 to register

### Silly Songs With Larry

2 p.m. Saturday, June 9

Ages: 5 - 12 years

Join Larry the Cucumber and Bob the Tomato as they take a journey down memory lane and relive some of their favorite silly songs. Extreme silliness warning!!

### Creepy Crawlies

2 p.m. Saturday, June 16

Ages: 5 - 14 years

Presented by the Royal Alberta Museum

Your chance to get up close and personal with some of the biggest, baddest, creepiest bugs in the world.

### Summer Reading Club - Legends and Lore

2 p.m. Saturday, June 23

Ages: 4 - 12 years

Ceremonial drummer, singer and storyteller Denise Miller entertains with a mix of stories, songs and ballads from her Cherokee, Mohawk and Celtic roots. She's sure to keep you spellbound. We are pleased to welcome Denise Miller to Sprucewood to help us start our Summer Reading Club.

### Summer Reading Club - Max's Marvelous Time Machine!

2 p.m. Wednesday, July 4

Ages: 3 - 12 years

Come ride Max's Marvelous Time Machine with him and his dog, Fred. Their wild adventures into the past uncover a mystery puzzle. Discover ancient worlds from the time of the Dinosaurs to that of the Great Pyramids, and even meet a pirate or two! It's a ride you'll never forget! Presented by Kaybridge Puppets.

Avenue  
Silver  
Company

Top Quality Silver  
Jewelry

New to the Avenue area  
Choose from 8,000 pieces  
Best retail prices around  
Guaranteed .925 Silver  
Full money back  
guarantee  
Home silver parties

Order on-line or call today  
(780) 554-8303

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

FAST, FRIENDLY, AFFORDABLE SERVICE

### PENLEY CONTRACTING

Decks, Fences, Renovations

COLLIN PENLEY

Ph: 915-2502  
Fax: 485-4954

Email: [penleyc@hotmail.com](mailto:penleyc@hotmail.com)  
Web: [www.penleycontracting.com](http://www.penleycontracting.com)

For advertising rates and info check out

[www.ratcreek.org](http://www.ratcreek.org)

or phone **479.6285.**

Place a business card ad for only \$40!

**BELLARE INDUSTRIAL COATINGS INC.**  
12253 Fort Road N.W.

**The Paint & Wood Finishing Store**

Until September 30, 2007

Exterior paint also on sale. See our selection in store.

Exterior stain starting from:  
**\$26.99**  
3.78 L. See our selection in store.

Jasper 2 1/2" sash brush \$4.69

SICO Expert interior eggshell latex Sale \$17.99 Reg \$28.99



471-6160

Hours: Mon-Fri 8 am - 5 pm

Supplier of Sico and Pittsburg paint • All your painting supplies at an everyday low price



# Building Opportunities



## Helping Create Communities

The Edmonton Joint Planning Committee on Housing (Joint Planning Committee) identifies local housing priorities and develops effective community-based solutions to current housing-related challenges. In an on-going effort to build awareness of homelessness issues, the Joint Planning Committee researches and develops sound and reliable information to support better social and community decision-making.

The Edmonton Housing Trust Fund is a key funder of safe, affordable housing and support services for the homeless and those at risk of becoming homeless.

Our two organizations work with the municipal, provincial and federal governments, the private and not-for-profit sectors to ensure there is safe, affordable and low-cost housing for Edmontonians. Neither organization owns or operates housing units, but we are connected to many community agencies that provide access to housing and support services. By working together, the Joint Planning Committee and Trust Fund are committed to providing leadership, delivering funding, supporting housing initiatives and making a difference in the Edmonton community.

Joint Planning and the Trust Fund have partnered with over 100 different organizations throughout the city. These are organizations that have lent a helping hand to the homeless and those at risk of becoming homeless in Edmonton. This community-based process allows our partnerships to flourish, and more organizations and people benefit each year through this unique community relationship.

## Our Key Initiatives

### Housing the Homeless

Since 1999, the Trust Fund has directly administered over \$54 million which has created more than 1,450 units of low-cost, affordable housing and shelter space. This investment has resulted in over \$145 million of construction activity to support homelessness prevention initiatives in Edmonton. These include emergency, transitional and long-term supportive housing projects. These facilities now house thousands of Edmontonians who otherwise might not have a home.

To ensure accountability, the Trust Fund continues to annually monitor the completed projects it has funded.



**“My kids know what a home is. We don’t have to worry about what’s going on around us. Living in the city can be scary.”**

Amanda, Edmonton Inner City Housing Society – Project 15

### Community Collaboration

We work with knowledgeable and experienced community members who participate in our five standing committees.

We develop the Edmonton Community Plan, which identifies the housing-related needs and priorities of Edmontonians. The plan is utilized by the government and the community to meet the housing and support service priorities.

**“I appreciate everything everybody has done for me. I get so much of what I need right here at Hope Terrace.”**

Danielle, Hope Terrace

### Research

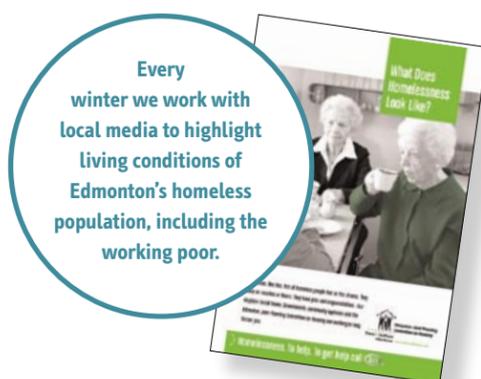
Once every two years we conduct a homeless count in Edmonton to raise awareness about homelessness and housing issues.

We conduct research to assess the needs of homeless in Edmonton. The research fund assists the community in addressing the housing challenges and support service needs.

### Raising Awareness

Every winter we raise money locally to combat and prevent homelessness in Edmonton by selling toques during the Raising the Roof Toque Campaign.

Every year we host an awards luncheon to recognize the achievements of those working to address affordable housing challenges in Edmonton.



**“At the end of my addiction I was in isolation and knew that by returning to my old place it was too easy to fall into loneliness, depression and using again. This house has been invaluable to my recovery. I feel safe and supported.”**

Kavir, Safe Harbour Homes

### Supporting the Aboriginal Community

We have distributed over \$3.9 million in funding from the federal government’s Urban Aboriginal Homelessness component to create 111 units of affordable housing for Aboriginals and their families.

We have delivered \$3.7 million in funding from the federal government’s Urban Aboriginal Strategy to support 60 programs designed to improve the quality of life for urban Aboriginal people. A committee of Métis and First Nations people recommend funding projects based on needs identified in the Community Plan.

The Edmonton Aboriginal Committee on Housing focuses on the unique and pressing housing-related needs facing Edmonton’s Aboriginal community. It ensures a strong link is maintained with the Aboriginal community.



### The Winter Emergency Response Plan

We work collaboratively with the community to develop a comprehensive winter emergency response plan for Edmonton’s homeless. Since 1999, the Trust Fund has provided over \$2 million for emergency response initiatives including food, clothing and shelter for our most vulnerable citizens, helping to provide safety and prevent loss of life.



### Support Service Funding

In addition to providing funding for housing projects, we fund pilot support service projects in the community. These projects assist the homeless by providing damage deposit funding for low-income renters, funding for outreach workers, and other special programs designed to address homelessness. Since 1999, over \$4 million has been allocated to more than 30 support service projects.



### There’s no place like home

While progress has been made, the need continues to exist for additional affordable housing. Alberta’s booming economy, combined with the constant migration of new individuals and families to Edmonton, means the Joint Planning Committee and Trust Fund will continue to play a pivotal role in ensuring current and future housing challenges are met.

We will continue to work with government on new programs and continue to build on the strengths of our partners that have given a helping hand to so many needy Edmontonians.

**“You look around at other low-income housing projects and nothing compares to this project. It’s helping us out financially, allowing us to get back on our feet.”**

Michael, Umisk Manor



Suite 901, 10025–106 Street  
Edmonton, Alberta T5J 1G4  
Phone: 496-2630 Fax: 496-2634  
www.moresafehomes.net | www.ehtf.ca

