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# PARKDALE POST

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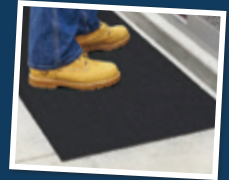
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## Say Cheese? Or Maybe Not...

Back in the 1840s, instead of saying "cheese," folks opted for "prunes" during photo sessions. Flashing a big grin was considered juvenile at the time. A savvy London photographer advised people to say "prunes" to maintain a more composed expression. This practice, predating the modern "fish face" selfie, harks back a good 180 years.



## Cats, Canines, & Critters of Calgary



Chigs, Crescent Heights



Daisy, Calgary



Pikachu, Sandstone



Tiffany and Maggie, Calgary

To have your pet featured, email [news@mycalgary.com](mailto:news@mycalgary.com)

# Sledding Safety

by Alberta Health Services

Emergency Medical Services (EMS) would like to remind parents and children about a few toboggan/sledding safety tips as the winter season continues. Injuries may result from collisions with stationary objects on the hill, such as trees, poles, rocks, or even collisions with other people. Unprotected falls can also result in more serious injury if you lose control at high speeds. However, everyone can be safe and have fun on the toboggan hill by following these reminders.

### Equipment

- Always ensure your toboggan, or sledding device, is in good repair. Inspect it for any damaged or missing parts before each use.
- Be certain the operator is fully capable of staying in control of the sled at all times.
- Wear a ski helmet, designed for use in cold weather and high speeds.

### Hazards

- Avoid hills that are too steep or too icy.
- Choose hills free of all obstacles such as trees, rocks, utility poles, benches, or fences.

- Beware of loose scarves, or clothing containing drawstrings, which could present a strangulation hazard if they become caught or snagged.
- Look out for others. Move quickly to the side after finishing a run and stay to the side of the sliding path when walking up the hill.
- Children should be supervised by an adult; never toboggan alone.
- Tobogganing at night is not advised.

### Plan Ahead

- Dress warmly in layers and anticipate weather changes.
- Consider bringing extra sets of gloves and toques to exchange wet garments for dry ones.
- Take breaks out of the cold to warm up.
- Attempt to cover any exposed skin.
- Even when properly protected from the elements, the fingertips, toes, ears, the tip of the nose, and other high points on the face, such as the forehead and cheek bones can be affected by frostbite.
- If frost bite has occurred, treat it by first removing the individual out of the cold environment. Gently warm the affected skin by placing a warm hand over it, or by placing the affected part in warm - not hot - water, until re-warmed.



# BARKER'S

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## **News from the Friends of Nose Hill**

*by Anne Burke*

Along the many 1959 vehicle trails, a great deal of severe damage occurred on slope crests and the top of hummocky areas (i.e., a small knoll or mound above ground). Although regeneration was slow, the amount of scarring evident in 1982 photographs was less than in 1969. Many of the deeply cut and rutted trails were along the 24th Street alignment. There were significant vehicle impacts on the bluffs north and south of Porcupine Valley. The hillside due west of the Berkley Gate parking lot was heavily scarred, as were the ravine slopes and trail up the north face of the bluff that rises from the south side of the Valley. In 1990, Canadian Western Natural Gas was granted a utility metre easement in the park on the slopes marking the Park's northern boundary. Adjacent construction projects involved temporary removal of post-and-cable fencing to deposit waste in the MacEwan Glen Ravine.

Between 1982 and 1990, walkers and cyclists expanded the already extensive trail network. In 1993, trail conditions and user data were collected during the period of 20 July to 20 September from the glacial moraine (the plateau and side slopes), ravines (such as Many Owls and Porcupine Valley), and disturbed land. Use of Nose Hill was greater in the afternoon and evenings. A total of 631 people used pathways versus 200 on trails. More walkers used pathways while those with dogs used ravines. On weekends more users spent time in the ravines. Almost three times as many users were recorded using the Hill plateau and side slopes, rather than ravines, during the week. Survey work was done by pairs of volunteers from Friends of Nose Hill, Nose Hill Communities Board, and the Calgary Field Naturalists Society.

## **BEST PICTURE**

Oscar season is an exhilarating time of year. With so many categories and nominees, it can be hard to keep track of what's going on! One thing of note is that only three animated films have ever been nominated for Best Picture. Up, Toy Story 3, and Beauty and the Beast in 1991 which was the first ever animated Best Picture nomination.



## Parkdale Planning and Development Committee Report to the Community

The role of the Parkdale Planning and Development committee is “to protect, mitigate and enhance community quality of life that may be impacted by land use, building/infrastructure development, and other planning initiatives. To meet this objective, the committee will represent the interests of the Parkdale community residents on land use re-designation and redevelopment proposals within the community and City-wide policies that impact Parkdale.”

One of the biggest issues we are facing is how to support densification within our community while conserving community fabric and quality of life. Parkdale has participated in no less than three comprehensive community plans to try and achieve density that respects sound planning principles. These plans, although well thought out and developed to provide intelligent informed guidance, are not statutory and therefore are not binding upon the City or developers.

You may be aware that City Council is currently considering blanket policy changes that will support re-zoning of the low-density residential areas to allow multifamily development. This is being done in response to the “Affordable Housing Crisis” or also termed as the “Housing Crisis”. Although well intentioned, this change concerns many residents.

One of the existing protections for some properties in older residential areas is a Restrictive Covenant (RC) that is registered on title. Restrictive Covenants are caveats to a Provincial land title prescribing certain restrictions such as a single house on a single lot, no pig farms, etc.

They are classified as Private Law, registered with the province and while in place, supersede the Municipal bylaws. Often, they are applied to multiple lots and generally, may only be removed or altered if all the covenant holders agree to it. Also, it is typical that only parties to the restrictive covenant are allowed to speak to the covenant in a court.

Municipal Bylaws and Private Law are separate entities, so the City does not have to consult the land

title for RCs before changing a land use bylaw or issuing a Development Permit (DP).

The City can autonomously approve the LUA and the DP without consequence because the covenant is a provincial land title issue not a bylaw issue. However, so long as the caveat is in force, the developer cannot construct beyond the limits of the caveat. If they do, a person can take them to Provincial Court seeking remedy for violating the covenant. This can be a costly legal process and is not typically executed by the province on its own.

Some property owners are defending RCs to preserve their community fabric and prevent the City bylaw changes from allowing higher density on these lots. Several properties in Parkdale have RCs, primarily to prevent subdivision of lots to allow more density. One such property is 704 33 St. NW. Currently residents who are parties to the same RC are rallying to oppose removal of the RC on that property.

Another community with RCs is Banff Trail. Homeowners in the community of Banff Trail are engaged in a lengthy and costly legal battle to uphold and maintain their RC and associated rights. Banff Trail is a community that has over 300 titles registered with the same RC and the same registration number. In this matter several developers pooled their resources seeking to remove the RC on nine lots at five different proposed redevelopment sites in the area.

A recent court of King’s Bench (KB) decision on this matter was split. The RC was upheld on two sites covering three lots but removed by order of the court on three sites encompassing six lots in total. That portion of the KB decision that pertains to the court ordered removal of the RC on six titles is currently under appeal.

For those seeking to remove a RC by judicial order and without consent of the other RC holders, there must be a conflict with municipal land use bylaw (a conflict necessitates a judicial ruling), and such a removal is deemed to be in the public interest (a ruling will need to take this into account). See section 48(4) of Land Titles Act and applicable sections of the Municipal Governance Act.

One approach, as those familiar with the Banff Trail matter explained, is where a developer seeks a land use amendment with a Direct Control (DC) modifier.

This DC modifier sets the minimum density on the respective lots just above the restrictions of the RC.

When endorsed by the City a conflict between the municipal land use bylaw stipulations and the RC at the same location is established. Under such a scenario re-development of the lot(s) is effectively impossible as one cannot comply with both the municipal bylaw and the RC at this location. Resolution of such a conflict is adjudicated by the court.

Municipal interference in private land contracts is dangerous and precedent setting. It effectively gives the City corporation and developers almost autonomous control over municipal development, while further limiting the voice of affected constituents. Such precedent effectively disarms property holders from any benefit or right of Private Law.

If you are interested in learning more about the precedent setting loophole allowing overturning RCs by the City and would like to support the opposition of this legislation, the contact is Wayne Howse ([howsewayne@yahoo.ca](mailto:howsewayne@yahoo.ca)).

It is important for community members to be aware of these proceedings and the actions that the City is taking in this regard. If you are interested learning more and supporting the residents' effort to protect the RC on 704 33 St NW, the contact is Agata Korczewski ([akorczewski@yahoo.com](mailto:akorczewski@yahoo.com)).



**Calgary Confederation**  
**Len Webber, MP**  
2020 – 10 St NW  
Calgary, AB T2M 3M2  
☎ 403-220-0888  
✉ [len.webber@parl.gc.ca](mailto:len.webber@parl.gc.ca)

### Small Change, Big Impact

In 2021, the House of Commons unanimously passed my Private Members Bill C-210. This Bill allows Canadians to indicate their willingness to become an organ and tissue donor through their tax forms.

This past tax season, the question appeared on the annual tax forms in Ontario and Nunavut.

The government has now revealed that 2,450,000 Canadians in Ontario and Nunavut indicated that they want to become an organ and tissue donor on their tax return. This provides hope for the 4,700 Canadians awaiting a life-saving transplant.

This sensible approach will save lives of Canadians who are in desperate need of a transplant. Other provinces, including Alberta, did not participate in the first tax year this option was made available. The overwhelming success of this initiative in Ontario and Nunavut will surely encourage other provinces to participate this coming tax season.

I have worked for over a decade to improve the outcomes for Canadians in need of a life-saving transplant. When I was a Member of the Alberta Legislature in 2013, I brought forward legislation that created the Alberta organ and tissue donor registry and implemented the donor heart designation on Alberta drivers' licences.

When I was elected to Ottawa, I worked hard to get this common-sense Bill passed. I am overwhelmed with the success of this initiative, and I foresee the day when Canada could be the first nation without a transplant waiting list.

It should be noted that when Canadians indicate that they intend to become an organ and tissue donor through their tax form, their contact information is passed along to their provincial and territorial registries so that they can finalize the registration process. There is never a sharing of your health information with the Canada Revenue Agency.



## That's a Lot of Snow

Scotland has an impressive linguistic flair for describing snow—with a whopping 421 distinct words and expressions! Among them, you'll find gems like "snaw," "sneel," and "skelf," officially documented as part of the Scottish lexicon for capturing the nuanced beauty of snow in its various forms. It's a linguistic snowscape that paints a vivid picture of Scotland's intimate relationship with the winter wonderland.



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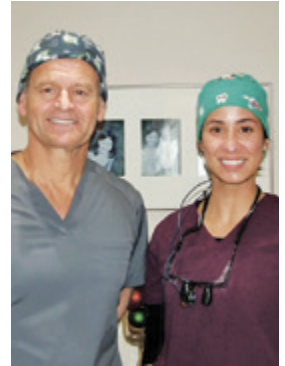
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## Future of PARKDALE

### 2023 REPORT TO THE COMMUNITY

www.parkdaleeyyc.com/futureofparkdale



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**NEIGHBOURHOOD CONFLICT?** Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! [www.communitymediation.ca](http://www.communitymediation.ca), 403-269-2707.



## Word of the Month

**Fortuitous:** Adjective (For-too-uh-tus)  
Happening by chance or showing good luck

It was rather fortuitous that the two sisters arrived at the same time.

## SCAN HERE TO VIEW ADDITIONAL PARKDALE CONTENT

News, Events,  
& More



Crime  
Statistics



Real Estate  
Statistics





**PUBLIC SKATING**  
**DAILY HOURS OF**  
**OPERATION**  
**9:00AM – 10:00PM**  
**(LIGHTS OFF)**



# PCA RINK RULES

Please make yourself aware of the fire safety plan posted about the fire wood.

Keep the area clean. Garbage must be removed before leaving the area.

Fire pit door may be hot, use caution when opening.

When you're finished, ensure the fires completely out.

In case of an emergency call 911



## THE PARKDALE COMMUNITY ASSOCIATION IS LOOKING FOR VOLUNTEERS!

The Parkdale Community Association has open positions on our Board of Directors and with various sub-committees that support our community

*email your interest or questions to [office@parkdaleyyc.com](mailto:office@parkdaleyyc.com)*



# PCA RINK RULES

Use At Your Own Risk

1. Outdoor ice quality is unpredictable, all participants enter at their own risk
2. Helmets are mandatory for kids under 18 years old
3. Helmets & protective equipment strongly recommended for all users
4. The ice is for all ages & abilities. Please be considerate of all users
5. Aggressive skating or shinny that interferes with others is prohibited
6. Abusive language or behaviour will not be tolerated
7. No alcohol, smoking, or chewing tobacco
8. Shooting and hockey played inside the rink surface only
9. No shoes on the ice surface
10. No pets on the ice surface
11. The PCA is not responsible for loss or injury to rink users, or damaged property
12. This rink is maintained by volunteers, please clean up after yourself

For Rental/Program Information,  
 Please website: [www.parkdaleyyc.com](http://www.parkdaleyyc.com) or  
 TV schedule inside Locker Room

This area is monitored 24/7 by CCTV




**Looking to hold an event?  
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For rental inquiries contact Amanda at  
programs@parkdaleyyc.com or 403.612.1081

# WANTED: SOCCER COORDINATOR

PCA IS SEEKING A VOLUNTEER TO HELP  
COORDINATE THE SPRING SOCCER  
SEASON

Time commitment is:  
2-4 hrs/week (Feb-Apr)  
1-2 hrs/week (May-June)



[www.parkdaleyyc.com/soccervolunteers](http://www.parkdaleyyc.com/soccervolunteers)

contact  
programs@parkdaleyyc.com  
for more information



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Thank you for supporting  
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[app.skipthedepot.com/parkdalecommunity](http://app.skipthedepot.com/parkdalecommunity)



## Village Block

Liberty Housing Organization is pleased to announce our vision for Village Block — a 6-storey mixed-use development at 3416 3 Ave NW. Village Block will provide 57 affordable rental homes and 5 fine-grain retail units. To enable this development vision, we are proposing a land use change on this site from the existing Direct Control (DC) District to the Mixed Use - General (MU-1f4h28) District, along with a concurrent Development Permit application.

### Learn More & Get In Touch

To learn more about the proposed change or to get in touch with the project team:

**Visit:** [www.libertyhousingorganization.ca/villageblock](http://www.libertyhousingorganization.ca/villageblock)  
**Phone:** 587.747.0317



## Digital Information Session

Please join the project team for a Digital Information Session regarding this proposed change. This session will be held online and will begin with a presentation by the project team, followed by a Q&A.

**When:** Wednesday, January 17, 2024 6:30-7:30pm

**Where:** Online via Zoom Webinar

**Register:** [www.libertyhousingorganization.ca/villageblock](http://www.libertyhousingorganization.ca/villageblock)

