

RAPE of the BLOCK

or

EVERYPERSON'S GUIDE TO NEIGHBOURHOOD DEFENSE

written by:

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REPORT OF THE

COMMISSIONERS OF THE

LAND OFFICE

FOR THE YEAR 1884

AND

THE PROCEEDINGS OF THE

LAND OFFICE

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LAND OFFICE

section 1

ALLIED MOVING

WITH A LITTLE HELP FROM YOUR FRIENDS

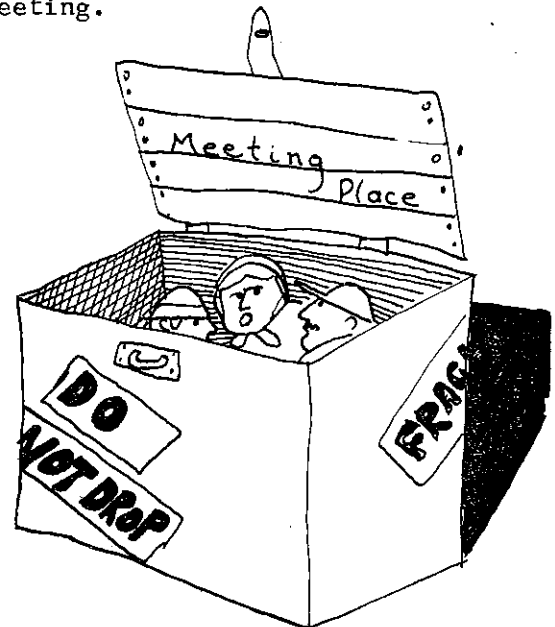
GETTING TOGETHER WITH YOUR NEIGHBOURS

It is of utmost importance that citizens begin to plan their own communities, and not merely react to the plans of others. We have remained passive for so long that the idea that we ourselves can determine what our city environment will look like is often surprising. The City may look upon your neighbourhood as one with a low priority for improvement or even preservation, but remember that what makes your neighbourhood important is that you live there. And whether you are a home owner or a tenant, you have a right to decide what you want your community to be like. Don't wait until a high-rise or a freeway threatens your backyard. Begin to get together with your neighbours now and start to formulate a plan for an ideal community in which you want to live.

Such ideas for neighbourhood improvement usually begin informally among neighbours talking over a cup of coffee, at the grocery store, or at a party. Everything from complaints about traffic through your area to the desire to have more trees in the neighbourhood, can make the beginning of a citizen action group. Talk over your ideas (only 2 or 3 people may be involved at this point) and begin to formulate specific plans that you would like to see implemented. Talk about anything and everything you can think of that will improve your area - getting a new park, closing some streets, getting underground wiring, planting daisies on the boulevards, building a fountain,

getting safer cross-walks, painting the street lamp posts pink - be as innovative and imaginative as you can. Just because it has never been done before does not mean it can't be done. Even though you want the meeting to be loose, it may be helpful to have a good chairman who can insure that all suggestions are heard and recorded and who can give some direction to the meeting.

Begin to define the community you are discussing. You can get detailed maps of your neighbourhood for 25¢ and aerial photographs for a little more from the Zoning Branch of the Planning Department at City Hall, 6th Floor (phone 425-5916). Once you can verbalize among yourselves the things you would like to see happen, perhaps you would like to take your ideas to the community at large and the best medium for this is a public meeting.



HERE IS HOW.....

1. Find a place to meet. If you enquire far enough in advance, you should have no trouble booking room in your community hall. Call the president of your Community League (you can find him through the Federation of Community Leagues at 488-8004) and he should be able to help you set up a time. Churches in your area may also have meeting facilities and will most likely allow you their use on request. Another excellent place to meet is in a nearby school. Some may be community schools that already have a policy of opening their doors after school hours for activities, classes and meetings.

COMMUNITY SCHOOLS

The community schools concept is understood by the School Board as being the use of the school by community organizations and non-school agencies during evenings and weekends for recreational, social and informal educational activities. Community use of schools is permitted largely through these areas:

1. The Joint Planning Agreement - the City receives free use of the schools and facilities for operating the public recreation programs. The City Parks and Recreation Department is the greatest user of the agreement.
2. The School Board Rental Policy - Under this policy, the school is rented out to various groups, the fee varying with the nature and purpose of the group. Provision is made for some free use of schools.
3. Extension Services - Groups such as the Alberta Safety Council (Defensive Driving) and Lands and Forests (Hunter Training) are accommodated.

If your group needs a place to organize and facilities with which to plan your campaign against whatever, call one of these schools and they may be able to help you. If your school (public or separate) is not a community school, enquire from the Board about using it anyway. (Public School Board - 429-5621, Separate School Board - 429-7631) Schools are public institutions, supported by citizens and should be open to public use.

HERE THEY ARE

(The Community School concept should regard education as a life-long process with the basic function of enhancing the quality of life for community members. Ideally, we should see the community school as a school operated by the community for the community, a school where the human development needs of the entire community are met largely through the efforts of the community itself.)

Basically, the community schools handle their own booking procedures, whereas other schools are booked through the School Boards.

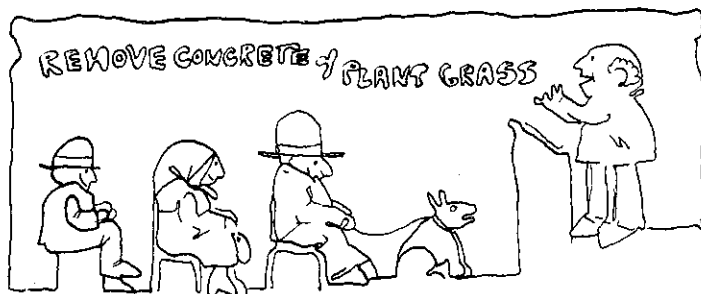
1. M.E. LAZERTE COMPOSITE HIGH SCHOOL - Bookings are handled by the Area Recreational Director who at this time operates out of the school. 6804 - 144 Avenue - Phone 476-8611
2. SPRUCE AVENUE SCHOOL - The community school council has representatives from Parks and Recreation Department, the Vice-Principal and the residents (the chairman is a resident) 11424 - 102 Street Phone 479-0155
3. EVANSDALE SCHOOL - 9393 - 150 Avenue Phone 475-5191

4. HARDISTY SCHOOL -
10534 - 62 Street Phone 469-0426
5. EASTGLEN SCHOOL - The Area
Recreation Director has an office
there. 11430 - 68 Street
Phone 479-1991
6. SACRED HEART SCHOOL -
9624 - 108 Avenue Phone 422-3652
7. HAZELDEAN SCHOOL -
6715 - 97 Street Phone 433-7583
8. ALLENDALE SCHOOL -
6415 - 106 Street Phone 434-6756



PUBLICITY

2. Announce the meeting date as soon as possible. Obviously the best way to spread the news is by word of mouth and this may be all you need in a neighbourhood which is fairly close-knit and in which most residents know each other. If this is not the case, spread the word through existing community organizations such as your Community Leagues, Ratepayers' Association, Senior Citizens Groups, Tenants Associations, etc. - in fact, any group that meets regularly and is attended by people living near you. Having your meeting announced through these groups saves you much valuable time and footwork. Perhaps you might even want your meeting called by one of the established groups as it might attract more people.



3. Publicize your meeting. Remember that you want a high attendance, particularly at the initial meeting as your "membership" will usually dwindle as time goes on and you will need a broad base to begin with. Design an original and somewhat flashy leaflet to be distributed door to door. You can probably get free use of a Gestetner at your Area Council (West 10 has one) or the Edmonton Social Planning Council. Even better than just dropping them in mailboxes is having your volunteers hand them personally to residents at their door, meanwhile having a few words with them about the importance of the meeting. Posters also are useful when put conspicuously in places people visit often - the neighbourhood grocery stores, laundromats, small restaurants and shops, apartment building lobbies, and even on your neighbours fences that face public sidewalks. You should always get permission before you post these, as you don't want them torn down minutes after you leave. Also utilize your local newspaper, radio and T.V. stations. Give them full details and much time in advance to ensure that your message is aired.

Meetings are not the only medium that can be used to find out what your neighbours are feeling about your area. You may find that a charette, or even a less-structured brainstorming session may be just as productive for your needs. A charette is a new concept (used only a few times in Edmonton) and is comprised of a number of resource and interested people getting together to discuss a specific problem and work out various alternatives for its solution. It tends to be a small gathering and may last two to three days. If you wish to find out more about the mechanics of a charette, contact Gerry Wright (432-3116). If you do decide on a general meeting however, here are some ideas that might help.

ORGANIZE



IN

SUMMARY...

4. Now the meeting itself. Try to make the purpose of the meeting as clear as possible to those attending. Have as much relevant information as possible to present - e.g. zoning maps, information on the City's future transportation plans for the area, if any, statistics on parkland area, etc. If possible, have good resource people there who will be able to answer specific questions that will arise. Begin with your specific concerns and then encourage those attending to elaborate and expand on these. Don't worry about your meeting being too emotional or idealistic. You want it that way. You want people to talk freely and emotionally about what kind of neighbourhood they want to live in.

The attending residents should be excited about the possibilities and should be prepared to be called upon for their help in the future. Their time, skills and enthusiasm are vital to your struggle. Be sure that all those in attendance sign a sheet as they enter, giving their name, address and telephone number. You could also have an extra sheet just asking their names and any special profession, skill or trade they possess which they think might be particularly useful in attaining your goals. Besides a long list of desired physical qualities of your "ideal" neighbourhood, the other practical result of the meeting should be the election or formation of a volunteer action group that will be the spokesmen and core committee for the group's activities.

The following chapters might help you plan your own community and/or thwart the plans of a developer or the City if you don't like these plans.

In summary, above all you want your meeting to involve as many people in your neighbourhood as possible, and your discussions to always view your neighbourhood as a totality. What may be good for your block may be detrimental to your neighbours two blocks over. So as well as being imaginative, you are trying to solve a problem, a common one, and its solution should likewise involve all those affected.



section 2

GETTING AROUND CITY HALL:

DR. DENT, I PRESUME?

ALL RIGHT.....

All right. If you suspect that someone wants your neighbourhood for something, the first step is to trip on down to City Hall to check and see if anybody knows anything more about whatever it is you've heard about. Here is a short guide to what you will find there.

CITY HALL DEPARTMENTS


**CITY CLERK'S OFFICE
2ND FLOOR**

(425-5448)

The City Clerk's office handles most of Council's paperwork. They are responsible for such things as agendas, minutes, the distribution of committee reports and all of Council's secretarial work.

All correspondence addressed to Council goes through the City Clerk. All enquiries concerning agendas, etc. should be directed to this Department. If you should want to make use of the tapes they keep of Council meetings, all you have to do is get permission of Council and then pay \$10.00 per page for a transcription (the tape itself is accessible only to City Clerk staff). For other rates, see "Super City Rip-off".

PUBLIC RELATIONS

3RD FLOOR

It is this Department's job to keep information flowing smoothly from the citizens to City Hall and from City Hall to the citizens and the community at large.

The Community Relations section acts as a channelling service which puts citizens directly into contact with the specific department that could best handle their question, hopefully avoiding a potential problem. They don't have any specific information themselves so don't expect it.

The people in this Department are generally friendly and they will go to great trouble to assist you.

PLANNING DEPARTMENT

6TH AND 7TH FLOOR

It is here you go for building permits, a list of current development permit applications, zoning amendment applications, etc. To make life easier, the Building Inspection Branch is also here.

The Rehabilitation and Redevelopment Branch is concerned with the upgrading of a neighbourhood. It is quite open to citizen participation, at least there are some good listening posts there who seem to put their policy where their mouth is. It is here that plans for neighbourhood improvement are dealt with - Canora is their baby.

Zoning - what a complicated game that is. We are all affected by it but few people know what it is all about.

As zoning is discussed in detail elsewhere in the book (Land Use in Edmonton), it will do now to say that the Department is as helpful as possible in terms of getting your questions answered but it isn't exactly open to divulging so-called public information, such as whether your area is being proposed for a re-zoning.

THE MUNICIPAL PLANNING COMMISSION

The Municipal Planning Commission advises and assists Council, coordinates all municipal agencies and departments regarding "the planning of orderly and economical development with the municipality". They act as the approving authority for sub-division applications, advise on zoning by-law changes, development control of certain limited zones - e.g. P-3, Public Housing, A or Metropolitan Park-land, etc., and will either support or not support an application before it is presented to Council. Council is not bound by their recommendations and will often act contrary to them.

The Municipal Planning Commission has recently been re-organized. Formerly comprised of nine members, it now has six members and it has its doors opened to the public! (Except when policy is being discussed. "Policy involves all recommendations to City Council regarding outline plans, re-zoning, re-plots, etc.")

They seem to have found the Assessor and Tax Collector, Social Services and Water and Sanitation Departments dispensable so they were axed. Now we find the Municipal Planning Commission comprised of Chief Commissioner, Stan Hampton, Commissioner of Public Affairs,

George Hughes, who will be chairman, Superintendent of the Planning Department, Clive Rodgers, the City Engineer, George Hodge, Parks Superintendent, Alf Savage, and the City Solicitor.

THE DEVELOPMENT APPEAL BOARD

The Development Appeal Board

deals with people 1) who feel that strict enforcement of a certain zoning requirement is unfair in certain situations; 2) who propose a development that is not provided for by the zoning by-law (for example, the person may want to increase the allowed site coverage); 3) who claim they may be adversely affected by the issuance of a permit.

The Development Appeal Board meets every Tuesday to hear appeals. It is interesting to sit in on the hearings. The Chairman is Ken Newman and the person to whom enquiries should be directed is R. Mitchell (425-3104). It is good to go and see the Board in action to get a feel of it so that if you ever have to use it, you know what to expect. You are not allowed to remain in the room while they make their decision.

The Development Appeal Board is bound by the zoning by-law and theoretically by such documents as the General Plan. Under revision to the Alberta Planning Act, the Development Officer (Clive Rodgers), also Superintendent of Planning, will now be able to issue development permits for minor modifications to provisions of the zoning by-law. Further information on the Development Appeal Board to follow.



ENGINEERING & TRANSPORTATION

5th FLOOR

You know all those pot-holes you swear at each time you go over them? Well, it is this Department that should be contacted regarding this perennial problem. It might not do much good, but if enough people complain, your pot-hole might be patched. The simplest problems seem to be overlooked - even with great citizen outcry - for the sake of larger scale matters.

This Department is obviously run by facts and figures engineers - there doesn't appear to be much concern for the social consequences. It matters little if a proposed freeway will ruin a community. The roads must go through.

There also doesn't seem to be much hope for a futuristic view of transportation. It took years for Rapid Transit to get any attention and the first stage of it is just on the drawing board now so don't buy your tickets.

For the average citizen, getting information is like pulling hens' teeth. Somehow the developers seem to know where to plan for future building.

PROPERTY & BUILDING MANAGEMENT MAIN FLOOR

Very accessible in terms of convenience (on the Main Floor), but hardly the diplomats of City Hall. Don't ask any questions if you blush easily or value your pride. They're rude.

Also called the City Landlord, this Department deals with the acquisition and disposal of land for civic purposes such as road widening and new roads. They also collect the rent for city-owned housing.

Mr. Huffman explained that the people living near Clarke Stadium have not made any complaints about traffic, except minor ones about cars on driveways and lane parking, of course, is banned. Mr. Huffman thought that many people in the Clarke Stadium area are "disadvantaged", many are immigrants from other countries and they were so glad to have their own homes at last that they did not feel traffic was a problem in their district. The density which they were accustomed to living in and their tolerance of traffic and people was quite different from that of residents in a newer single family area such as Petrolia. (From a meeting with Confederation Park residents and the City, October 25th, 1972.)

EXCERPTS FROM AN ARTICLE

By Armin Hecht
Of The Journal
May 22, 1973

Businessmen in pursuit of projects turn to the development director at city hall if they can't find their way around there.

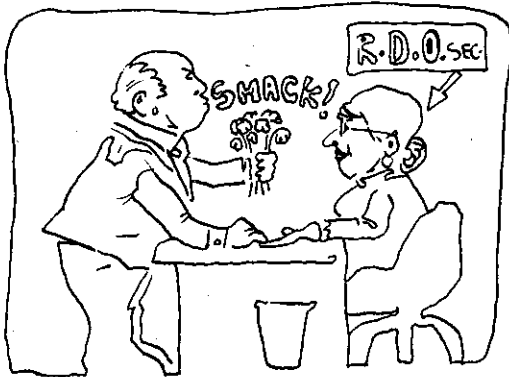
When he was appointed the administration reasoned he was needed because people don't really get shown the way through procedures and rules--in short around city hall. The people referred to are developers with financial means and access to legal talent and any expertise they require to see their projects through.

Yet what about the average citizen? How can he seek information around city hall, prepare an argument, be heard by aldermen and administrators? City hall to him is huge and bewildering perhaps even hostile.

This is where a public or citizens advocate would come in. He would inform communities of developments, explain their implications for the area and suggest ways for citizen groups to become involved in the planning process. If necessary and desired he would speak on their behalf if disagreements arise between the citizens' on the one hand and developers and authorities on the other.

REALTY DEVELOPMENT OFFICE

A new Department established in January, 1973, they carry on negotiations with developers regarding such areas as sewer costs, land to be set aside for public use, etc., in a proposed development. It is not a Department that the everyday citizen would have much cause to deal with as it was set up to be at the service of the developers. It helps them find their way through some of the red tape. Everyday citizens don't seem to rate such lavish attention.



WHY MR. DEVELOPER
HOW SWEET!

In some older areas there is concern about the recent land reassessment. For your entertainment and information, we present:

ASSESSMENT & TAXATION

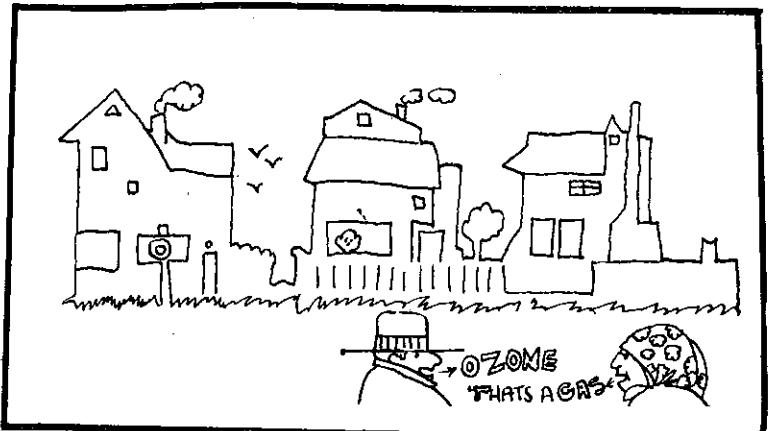
Assessment and Taxation

The recent city-wide re-assessment has, in some areas, wiped out the recent provincial windfall of an increased homeowners' discount. However, the City really can't be held responsible because this re-assessment came from the Province in their recently revised Municipal Taxation Act which the City must

follow. What it amounts to is this: the assessed value of residential buildings becomes 26% of market value and it is 32% for commercial buildings. (Not really different than it was before.) Land value has escalated so greatly in the period since 1965 when the last general re-assessment was done, that it was thought necessary to bring this into line with today's market value. The formula sets the taxable value of land at 65% of market value in 1970, rather than the former 37% of the 1963 market value. Unfortunately, on older established land, we very often find older established people on older established incomes, i.e. fixed. These are the people who will suffer under the re-assessment. There are things in the works that hopefully will ease this problem as it is adversely affecting approximately 3,000 people. The new assessment (based on market value) is now 26% of residential buildings and 32% of commercial buildings. That is, if the market value of your residence is \$8,000 you will be taxed on 26% of that value.

Other goodies from the assessors department:

1. Zoning has a lot to do with taxes, e.g. if a house in an R5 zone is being used as a single family dwelling with resident owner, it would be taxed residential tax. If however the house is made into suites and is owned by an absentee landlord, it is taxed as a high rise site. (High rise taxes.)



2. Farms lying within the City limits are now being hard hit if they are not being actively farmed. One lot of land had its assessment increased from \$6,900 to \$260,000! Formerly, developers would take an option on property but not develop it for years with the farmer paying lower taxes. This re-assessment is to prevent undeveloped land being held for years for speculation purposes, as now land will be too expensive to lie undeveloped.

3. The Minister of Municipal Affairs must approve sale of the home for tax recovery. They seldom put the owner out.

4. The City determines market value by going through land sales in a certain area - perhaps three or four per district to give some indication and the average is taken of these.

5. Most minor home improvements do not change your assessment, e.g. changes to fences, walks, patio, landscaping, garage pad (no posts or cover though - then it's a garage.) Any ordinary maintenance is alright.

6. The assessor learns of changes or improvements in your property through three sources -

- a. the assessor's own inspections,
- b. the reports of building inspectors,
- c. copies of building permits.

For example, think of an old house located on land with total value of \$15,500. The land would sell for approximately \$7,070. and the house for about \$6,680. - the remainder of the \$15,500. balance is made up of non-assessed things such as landscaping and fencing. Under the 1963 assessment, the land would be assessed at \$1,590., but under the 1970 assessment, the land would be assessed at \$4,600. Under 1963 assessment, the house would be \$1,930., but because of depreciation, it would be valued at only \$1,760. under the new assessment. Based on 1963, the total assessment would be \$3,520. and with the City's mill rate of 78.83 mills, the property taxes would be \$277. Under the new assessment, the total would be

\$6,360., made up mostly of increased land assessment. Based on this year's 51.66 mill rate, taxes would be \$330.

COMMISSIONERS' DEPT. 2nd FLOOR

This is another department that is far removed from the people. They do the research for the material that the Commissioners present to Council.



BOARD OF COMMISSIONERS

The top of the City hierarchy, they are the liaison between the Administration and Council. They have lots of power. These men develop, consolidate, refine and present all new concepts for the scrutiny of City Council, i.e. they filter policy from all the departments, thus determining what City Council is allowed to hear

from the Administration. Once Council has decided on policy, it is up to the Commissioners to execute this policy. They are feared or revered by all.

Each of the three Commissioners is responsible for one major area - Public Affairs, Economic Affairs or Utilities. The Mayor is automatically a City Commissioner by virtue of his office and as such, he participates in much of the executive work. The Chief Commissioner (George Hughes is now the Acting Chief Commissioner) is the overseer of them all; as well, he directly controls all City Departments.

COUNCIL'S STANDING COMMITTEES

There are four active standing committees - Public Affairs, Utilities and Engineering, Economic and Legislative. There are two others that meet infrequently - the Airport Study and Rules and Procedures committees, as well as other ad hoc committees. The first three active committees are made up of not more than four Aldermen and the appropriate Commissioner. The Legislative Committee is composed of the Chairman of each of the others plus the Mayor. The Chief Commissioner is by virtue of office, a member of each committee. To find out the membership at any given time of the committee, call the City Clerk's office.

The committee can't pass legislation but their recommendations are usually accepted by Council. It is their job to scan, discuss and refine information passed on by the Administration before it goes to Council as proposed policy from the Commission Board. They are not simply the Administration's spokesmen.

Return Sought to Committee of Whole Council

Ald. Una Evans wants city council to abandon its standing committees and return to the committee-of-the-whole council.

At Tuesday's council meeting, she gave notice she will introduce the motion at the next regular council meeting.

Prior to 1968, council met in committee of the whole on Mondays alternate to the regular council meetings. This was replaced by the standing committees -- legislative, public works (now public affairs), finance (now economic affairs) and utilities (now utilities and engineering).

Last year, the consulting firm of Kates, Peat, Marwick and Company recommended a return to the committee of the whole, but council rejected this suggestion.

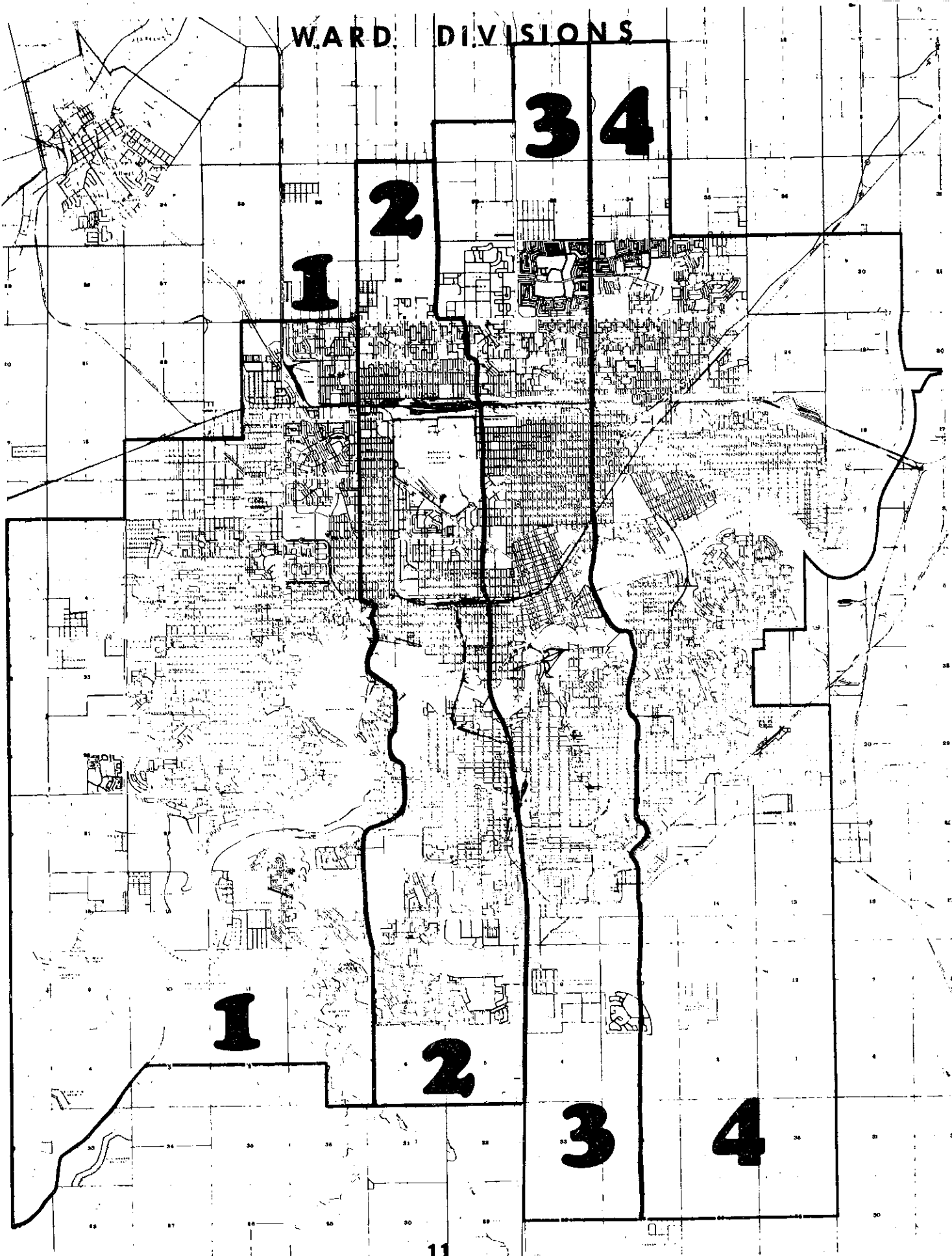
Edmonton Journal
April 11, 1973

This system keeps members of Council actively involved in current business; it allows for specialization as it narrows down the field of individual concern. Each Alderman can attend any of the committee meetings but only committee members have a vote.

The Standing Committee system has its advantages and its drawbacks. As mentioned, it allows for specialization but it also makes it easy for power blocks to form. It is usually more efficient than Committee-of-the-whole would be, as there are fewer people making the recommendations which are later presented to Council to pass, reject, or refer back to the Committee for further study. Sometimes, however, their recommendations are not accepted so that they are back at square one again.

Committee meetings are open to the public unless they are discussing such things as landsales or personnel, in which case you will be asked to leave. It is a good idea to go and find out what goes on.

WARD DIVISIONS



THE PEANUT GALLERY

PRESENT MAKE-UP OF COUNCIL

WARD I



- Dudley Menzies (Res: 436-5311)
- a Civil Engineer
 - served in City Administration for 32 years
 - served as Public Works Commissioner
 - years of office: 1971-74

- Ken Newman (Res: 489-1314)
- former Insurance and Real Estate agent
 - served for 7 years as Mayor of Jasper Place before amalgamation in 1964
 - years of office: 1964-66, 1968-71, 1971-74

- B.C. Tanner
(Bus: 424-1453)(Res: 436-2666)
- Chartered Accountant
 - President of Larriter Kuma Oil Ltd. with Arctic oil interest
 - years of office: 1968-71, 1971-74

WARD II

- R. Alex Fallow
(Bus: -8--5501)(Res: -88--782)
- Building Contractor
 - President of Frobisher Development Ltd.
 - Secretary-Treasurer of Solar Construction Northern Ltd.
 - years of office: 1968-71, 1971-74

- Cec Purves
(Bus: -36-3-80)(Res: 434-2307)
- Business Manager of Apex Auto Upholstery and Apex Muntz Stereo Centre
 - years of office: 1966-68, 1968-71, 1971-74

- Dave Ward
(Bus: -25-5-56)(Res: Silent)
- owns and operates Aurora Agencies
 - years of office: 1968-71, 1971-74



WARD III

Ron Hayter

(Bus: 424-4681)(Res: Silent)

- owner of Ron Hayter News and Public Relations Services
- years of office: 1971-74

Ed Leger

(Res: 469-4509)

- property management and investment
- years of office: 1959-61, 1964-66, 1966-68, 1968-71, 1971-74

Bill McLean

(Bus: 429-2641)(Res: 466-6629)

- High School teacher
- years of office: 1971-74



WARD IV

Terry Cavanagh

(Bus: 469-2341)(Res: 466-3562)

- purchasing manager for Steel Company of Canada
- years of office: 1971-74

Una Evans (Res: 466-2831)

- housewife
- years of office: 1966-68, 1968-71, 1971-74

Buck Olsen

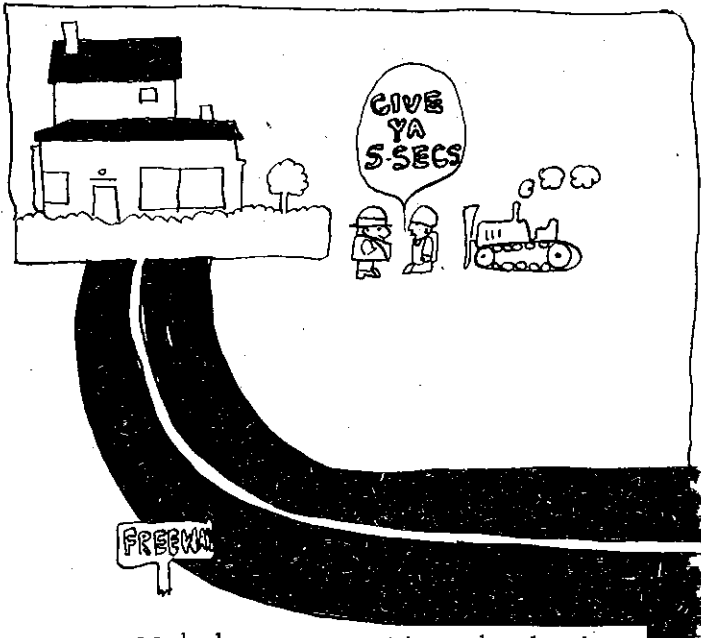
(Bus: 424-7158)(Res: 439-0783)

- Engineer and land surveyor for Hamilton and Olsen Survey Ltd., 20 years
- years of office: 1971-74

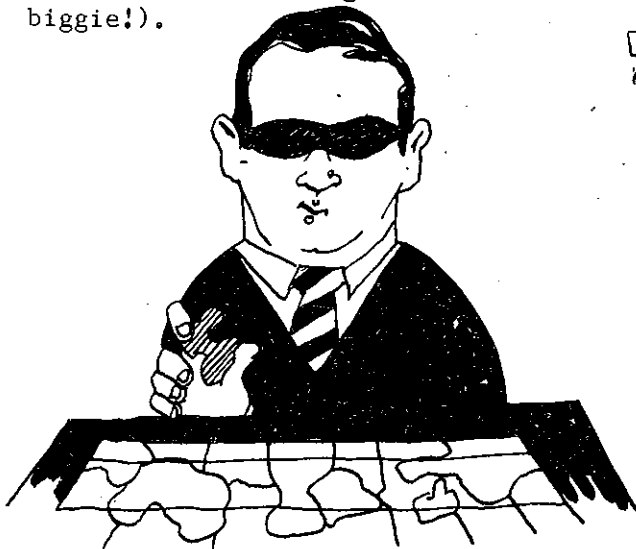
COUNCIL'S POWER

According to the Municipal Government Act, City Council has the power to:

- acquire and dispose of land for public purposes; expropriate for certain municipal public use (like freeways!).



- pass bylaws preventing the leading, riding or driving of cattle or horses on any sidewalk.
- control all zoning (that's a biggie!).



- pass bylaws for the general maintenance and management of any Public Utility. Fix the rates, rents and fares.

- appoint a Board of Governors to operate a City-owned hospital.
- pass bylaws pertaining to the acquisition and operation of parks (not a top priority - land is too valuable for such things!).
- with the consent of the Public Utilities Board, Council can enter into a contract with anyone who will provide the residents with service utilities.
- operate and maintain a Public, Housing Project.
- pass bylaws providing for the preservation of life and property (e.g. - fire regulations).
- pass bylaws to close the whole or any portion of any street, road, lane or public highway (which they hold title to anyway).
- lease air space.
- pass and enforce minimum standards for existing property.
- provide for the issuance of building permits.
- pass bylaws establishing and maintaining a system for the collection, removal and disposal of garbage (verbal not included).



- This is a partial list only.

Each bylaw must have three separate readings before it is finally passed. Usually it can have not more than two readings at one meeting unless the members unanimously agree to give the bylaw a third reading.

MORE FUN THAN THE AFTERNOON SOAP OPERAS



CITY COUNCIL MEETINGS

These happen every second and fourth Monday in the Council Chambers, on the second floor of City Hall. They start at 2:30 p.m. (or thereabouts) and end late that evening, unless they are carried over to the next day or following meeting, because of unfinished business.

If you aren't sure if an issue is coming up at the next meeting, call the City Clerk and ask.

If you plan to attend, be there in lots of time so that you can pick up a free annotated agenda from the City Clerk's office. There are few available, so be there early. These do not contain committee reports, submissions, etc., but if there is something you want to check out, there is a copy of the complete agenda on the reception desk in the Mayor's office. If you wish to have the full agenda sent to you before each meeting, you can do this for the small charge of \$10.00 per copy. That means it costs only about \$200. yearly to find out what City Council is going to talk about, let alone what they have said.

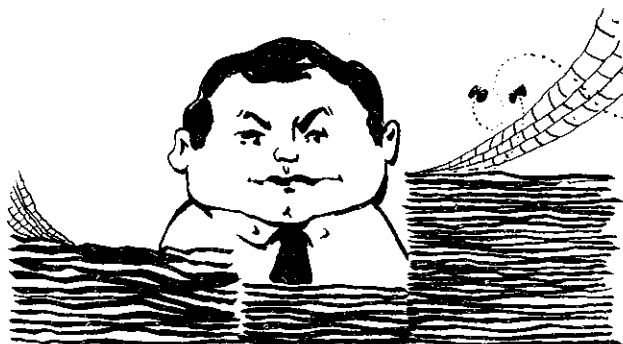
Citizen delegations are heard at 4:30 p.m. If it is a Public Hearing, you may speak even if you haven't "pre-notified". If it isn't and you aren't speaking on a zoning bylaw, Council will vote on whether or not to hear you. Good luck!

Take along a newspaper and a few munchies - meetings can be pretty dull. On the other hand, you may get lucky and witness a lively session.

CITY COUNCIL MINUTES

The minutes are kept in the City Clerk's office (and now also at C-PIC at the Public Library) and are available to the public. Minutes of the most recent meetings won't be available until they have been passed at the following meeting.

If you want to go through the minutes, you should first try at C-PIC. If they don't have the ones you want, call the City Clerk and ask for an appointment. This is necessary as space is limited - and there is only one copy.



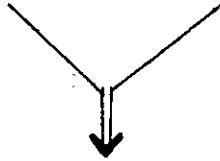
If you think you will want to take down a lot of information, take along a tape recorder. It takes too long to write it all down, and it costs a bundle to Xerox (25¢ a page - all the better to discourage you, my dear).

Be prepared to feel like you are intruding, and try not to ask too many questions. It seems to disrupt their routine.

DEALING

with the

SMUG MINORITY



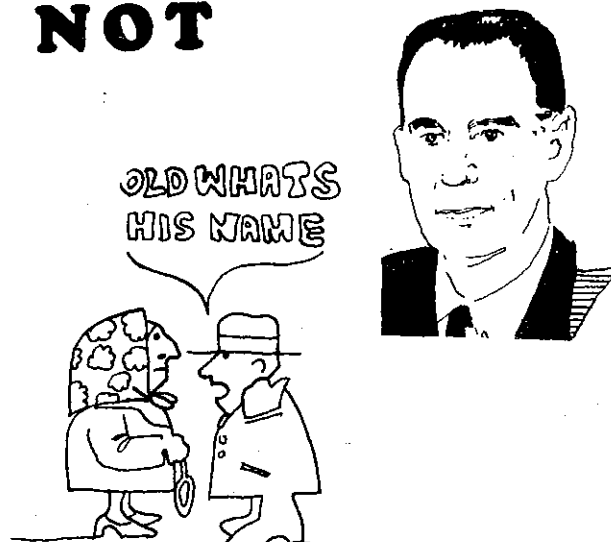
Walk in as if you were the Chief Commissioner. An extra air of confidence seems to help at City Hall. When asking for information at the reception desk, (the receptionist is usually pleasant and helpful), be as specific as possible in your questions. Otherwise you may really get the run-around.

After you have found the Department you think you want, be prepared to battle with the front-desk secretary. If you can get past her, you are probably in business. If you don't get the information you are after, keep trying. If one person isn't useful, ask to speak to another. If that one is busy, make an appointment for a later date. If you still can't find an answer to your question, take it to a higher authority. When you feel that you are being shuffled around, ask for the names of the people you speak to (they are obligated to give them) and take them to the Department head and complain. There is no need for rudeness or secrecy on their part when you are trying to find out public information.

It is ultimately better to deal with City Hall personally or in writing. Phone calls are too easily forgotten or ignored. If you write a letter, be sure to make a carbon copy. Then there is no disputing the fact that you did attempt to get answers. It's a good idea never to go in on a Friday afternoon, as for some reason the bureaucrats seem to be out (to lunch!).

One of the many ways that business interests get what they want from City Hall is by loading the dice with unsolicited reports. These are meant to stimulate the Planning and Engineering Departments into making similar development recommendations. Citizens could effectively use the same tactic.

FORGET NOT



DON'T FORGET YOUR ALDERMEN!

After all, they are your representatives and should act as a liaison between you and the Administration if you can't get your problem solved on your own. Once you gain the support of an alderman, he can cut through a lot of red'tape for you, and give you good advice on procedure you should follow. So use them! If you can't get them during the day, call them at home in the evening. Get them involved. Phone them, send them letters, invite them to your meetings, send them briefs (including photographs to dramatize your case), mention their names in any news released. They can be a powerful ally.

FOLLOW THRU

HOW TO IMPLEMENT YOUR PLAN AND/OR PRESENT YOUR OBJECTIONS TO OTHERS

It is important to know how to "sell" your ideas to the City in order to make them listen and view them as being credible and valid. Besides talking informally to people in Planning, Parks and Recreation, and Engineering and Transportation, you may also have to present your ideas formally to City Council. The Council can be made aware of your demands through letters (a good letter may be worth a thousand telephone calls), delegations or petitions, and each medium has its formal procedure.

LETTERS TO COUNCIL

Always address letters to "the Mayor and members of City Council"- then it is sure to be recognized at Council.

If possible, type the letter. It tends to look more official.

Be precise - ramblings are not appreciated. Anyway, Council does enough of that itself.

Be factual - not emotional. City Council is a business, not an Ann Landers.

Have your letter in by 4:00 p.m. on the Tuesday before the Council meeting. Otherwise it won't be included until the following meeting.

Although some letters are discussed at Council, they are usually just received as information - so do not be disappointed if your letter is referred to a committee.

LETTERS, THEY GET LETTERS

May 3rd, 1973.

His Worship the Mayor,
City Council,
City Hall,
Edmonton, Alberta.

Re: Still Waters Run Deep

Sirs:

Over the years the writer has carried many enjoyable and entertaining discussions with your Engineering Department in regards to the condition of certain sections of asphalt on 162 Street. Their telephone etiquette has been exemplary and admirable, clearly indicative that "Telephone Courtesy Leaves a Lasting Impression". This no doubt must be a reflection on the ability of the Personnel Department to convey Policy and Procedure to Civic Employees while enjoying new found freedom on their 3 day work week.

Although the writer has admired department techniques in explaining why something hasn't been accomplished, he really finds it difficult to heap accolades and praises where promises of "looking into" have brought the same results obtained by breeding donkeys and mules by cross polination. The writer has endeavoured, with some fervour, for 5 years, to have the front street located at 8913 - 162 Street repaired to a status compatible with the taxes levied on the property, and justify the monthly contributions made on Local Improvements into city coffers.

Failing being able to raise the depression, which is becoming monumental in size and depth, for adequate drainage, would it be appropriate to submit an application to have the area rezoned into "Lake Front Lots". The writer would like to reserve exclusive fishing rights and stock with rainbow trout. Power boats would be limited to 5 horse, and the dock concessions leased on 1 year renewals.

Patience is a virtue. However, having only been able to grasp the "bull by the tail" for neigh these many years, I feel I must appeal to higher authority in the passionate hopes that a sympathetic ear will activate a willing hand.

Yours in good citizenship,
(Signed)
C. W. Percy,
8913 - 162 Street,
Edmonton, Alberta.
TSR 2M5

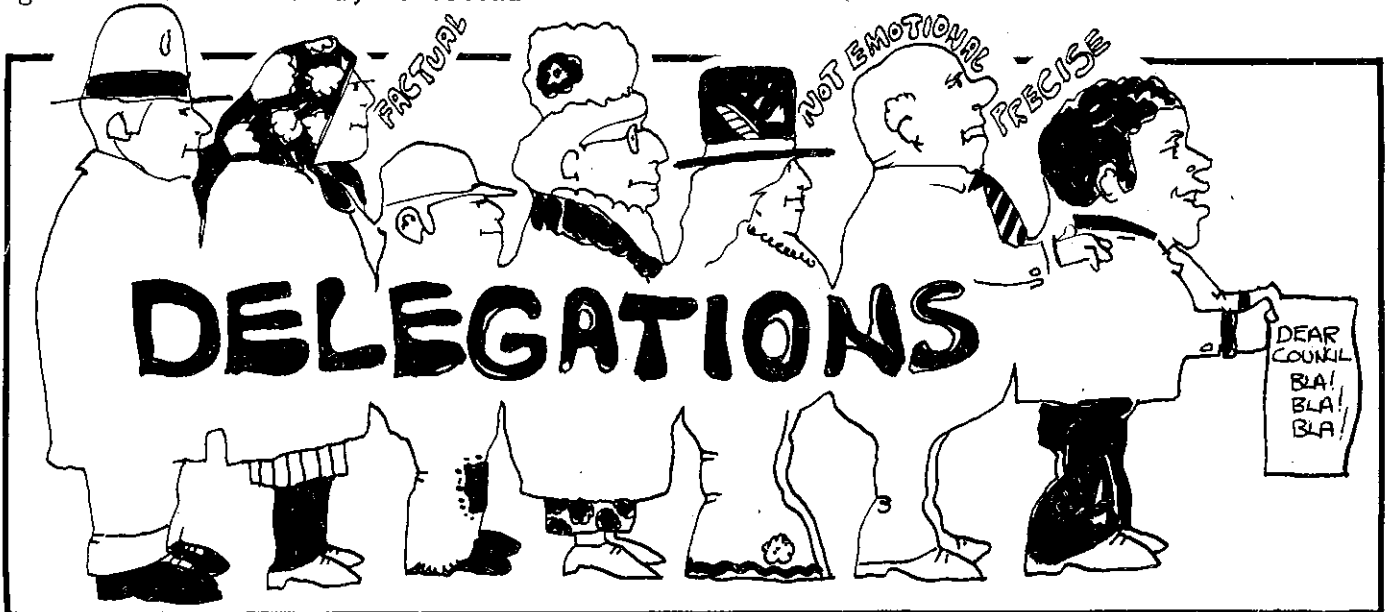
DELEGATIONS

To be assured of your delegation being heard, you should send a letter addressed to the Mayor and City Council no later than the Tuesday before the Council meeting at which you wish to speak. In the letter, just inform them of your names and of the issue to which you wish to speak. If you wish to object to a statutory by-law you may come to Council without pre-notification and it is mandatory that they allow you to speak. Delegations on statutory items are usually heard at 4:30 and the Mayor or acting Mayor will formally ask "Is there anyone present to protest By-Law No. ___?" for each by-law being discussed. At this time you merely raise your hand and give your name and you will be heard. If your delegation wishes to speak to a non-statutory item (anything other than a by-law), you must give proper notice by letter, show up at the meeting and Council will vote on whether to hear you. If a two-thirds majority is not received, your delegation will be referred to a committee.

To be most effective, you should speak to a bylaw at the first reading and then re-appear at each successive reading. Council may give first and second, or second

and third reading to a bylaw at one meeting, but they cannot give three readings together at the same meeting unless Council votes unanimously to do so. This seldom happens.

When you speak, be concise. Have your case as well documented as possible. Although it is necessary never to assume what Council knows, check minutes of previous meetings to avoid giving any history that Council probably already knows, as they tend to get impatient. Be prepared to answer questions from the aldermen and commissioners - their queries range from the ridiculous to the very technical. Don't let them upset you by their queries. You can refuse to answer questions if you feel that they are irrelevant (which many of them are). The aldermen opposing your point of view will do their best to confuse you so ignore them. Don't become too emotional, even if they do. Nothing is gained by exchanging accusations. If you are opposing a proposal, try to present some viable, positive alternatives. You will probably have a fair idea of how effective your delegation's presentation was when Council votes and gives their yea or nay.



PETITIONS

You can present a petition either for or against a proposal. The petition itself should be short and easily understood, both to those who sign it and those who will read it. The purpose of the petition should be clearly written on the petition so that those who signed it will not later withdraw their support, claiming false pretenses. When collecting signatures, never hand someone an empty sheet to sign. Have the names numbered and be sure to show the person previous full sheets when you are beginning a new one. People don't like to feel that they are the first one signing. Get signatures on only one side of the sheet - they may be impressive to use at a public meeting by posting the sheets side by side. Also be scrupulously honest about your petition. Fake signatures will only bring you harm. And we stress - make sure the people know what they are putting their names to! It is rather confusing for Council if they are presented with two opposing petitions with the same signatures on both (as happened in Canora). Try to avoid this as it seriously endangers validity!

A significant number of people should be canvassed so that your petition is representative of a majority of your neighbourhood. Petitions can hold a lot of sway with Council. Any conscientious Council will think twice about ignoring a petition with 500 names on it. The timing of your petition is also important. It may be much easier if Council has not already committed itself to supporting or opposing a proposal, although they have been known to change their views.

A petition is submitted in the same way as a letter. Same time, same place.



SUPER CITY RIP-OFF! OR THE COST OF FINDING OUT WHAT IS GOING ON

- \$ A full agenda costs \$10.00-with committee reports and letters.
- \$ An annotated agenda (without commission reports) costs \$5.00.
- \$ To xerox minutes costs 25¢ per page (even for current ones). Until September 1973, it was 90¢ per page.
- \$ To xerox bylaws and agreements- 10¢ per page.
- \$ A bound copy of the Zoning Bylaw costs \$7.00.
- \$ Transcripts from meeting tapes- \$10.00 a page. (not a misprint)
- \$ Enclosures from current Council meetings - 10¢ a page.
- \$ Enclosures (committee reports) from previous meetings-90¢ a page.
- \$ Annotated agendas are available in the City Clerk's office (2nd floor) after about 11:00 a.m. on Friday. There are only about 25 available, so you have to be quick. These are FREE!

C-PIC

Save yourself some money by getting a lot of this information at the C-PIC office. It doesn't cost as much to Xerox there and it will be easier and faster to get the information you want.

The Community Public Information Centre was established in May 1973 in the Centennial (downtown) Public Library, to provide citizens a centralized resource centre for public information. City Council agendas and minutes, planning documents, municipal by-laws and so forth are available on loan and for reference. The Community Public Information Centre (C-PIC) (429-5351 Ext. 257) will be holding workshops on the use of and access to public information and on municipal government and public participation. However, the regular functions of C-PIC are still being defined.

Even though C-PIC will serve as a centralized resource centre for public information, the City (through City Hall) still has the primary responsibility for dissemination of public information. The advantage the citizen has in using C-PIC will be that the information is centralized and more accessible in that C-PIC will be open the same hours the library is (seven days a week) and public documents can be checked out through the regular library loaning procedures (on a public library card). They're more fun to deal with, too.



from City Council Minutes



PARTIAL LIST OF NON-PUBLIC INFORMATION: WHAT YOU ALWAYS WANTED TO KNOW ABOUT PUBLIC INFORMATION, BUT WERE AFRAID TO ASK (AND ARE NOT GOING TO FIND OUT ANYWAY)

1. Preliminary Roadway Design
2. Business Development files:
 - a. Prospect business file
 - b. Enquiries from families, firms, etc.
 - c. Marketing plans
3. Legal files dealing with expropriations
4. Property and land negotiation files
5. Strategic land negotiations, agendas and minutes
6. Preliminary plans for new projects
7. Project files (during negotiations)
8. Lists of mobile homeowners, dog licenses and business licenses
9. Preliminary park concepts
10. General correspondence of Mayor and Commissioners
11. Minutes of Commission Board and Administrative Committee meetings
12. Evaluations of tenders until submitted to Council
13. Correspondence and plans from developers asking for assistance
14. Plans of electrical, water storage and treatment controls, major water feedmains, sewer tunnels, etc.
15. Subdivision applications
16. Reports from Planning dealing with matters affecting land values
17. Design plans for areas
18. Special planning studies
19. Data in the Population and Land Use System data base

HOW TO WRITE AND PRESENT A BRIEF

(Adapted from "Forever Deceiving You")

If your group is reacting against some development plan or has some ideas and plans of its own for an area, you will want the power people to know what you are thinking. A brief is one way to make yourself heard. If you are reacting against a project, consideration should be given to alternate plans, something positive. Though people who want to preserve an area and are against a development are perfectly sane, the powers that be favour an organization that has "positive" ideas. Find out the deadline for the brief, then begin writing immediately. The following is a summary of the brief-writing process.

1. Collect what information you can about the subject. Include information from:

- a) the developer planning the project,
- b) the City Planning Department, or the Property Branch if the sale of City land is involved,
- c) newspaper clippings, magazines, etc.,
- d) other people or groups who have written briefs before.

2. Analyze the project and explore its deleterious effects.

- a) Will it lead to increased density of the area?
- b) Will it lead to a traffic overload on existing streets?
- c) Will roads have to be built, or existing ones widened in order to accommodate increased traffic flow?
- d) Will the noise levels increase in your area?
- e) Will it significantly alter the character of your neighbourhood?
- f) Will it dislocate residents of your area?
- g) Will it lead to more projects of the same or complementary nature?

3. Seek out people who are sensitive to the problems you are encountering. You might need, for example:

- a) a city planner and/or a transportation planner,
- b) sociologists,

- c) pollution experts,
- d) lawyers,
- e) miscellaneous other skilled or professional people.

4. Put your facts and opinions together in a form that is most effective for dealing with bureaucrats.

A few hints for your brief:

- a) the first section should include a brief description of who you are and who you represent. Include a point-by-point summary of your position.
- b) the body should be an indepth treatment and analysis of the problem as seen by the residents. Substantiate your facts as well as you can. Maps, charts, pictures, anything that simplifies, elaborates and dramatizes your position are helpful.
- c) the conclusion should again clearly itemize your objections and/or recommendations.

5. Remember, power people are busy people so brevity and clarity are important. Often, only the first and last page of a brief will be read.

6. Use the media whenever you can to help generate support for your position. Often coinciding media exposure with presentation of your brief can enhance your effectiveness and embarrass the powers into listening more closely to your objections.

NOTE: To affect City Council or any government body, you will find yourself playing their games. Bureaucracies listen to:

1. influential people,
2. professional people, people with technical credentials,
3. numbers of people - impressive, long petitions.

If you can rally some of the above to your cause, you stand a better chance of achieving your goal. Hostile petitioners turn into negative votes at election time, so that may be the best approach.

WHAT TO READ

THE MEDIUM-SIZED DADDY

In your bid for effectiveness at City Hall, you may want to muster the support of a few provincial bodies, to whom the City is ultimately responsible. Believe it or not, City Council does have restrictions on its power and these are laid out primarily by the province in the Municipal Government Act. So if you feel that the City is overstepping its bounds, check this Act (although you may need a lawyer to help you decipher the jargon), or talk with the people in the Edmonton Regional Planning Commission or the Provincial Planning Branch. All of these could be helpful in piecing together for you, a total picture of the powers and responsibilities in this province. As the parent government to the City, the Province does have the power to guide planning within the municipal boundaries, and they could be a good ally of citizen groups if you can convince them that the City in its growth and development, is disregarding its own General Plan or the Province's Regional Plan. Nobody likes a smart-ass kid.

Here are a few dull readings for a dull day. They are relevant and can be important, so persevere!



REGIONAL COMMISSIONS

Land use and planning in Alberta have been designated through various statutes to both the provincial and municipal levels of government. The Town Planning Act of 1913 began this relegation of powers and this has continued up until the Planning Act of 1963, passed by the Alberta Legislature. In this latest Act, the power of zoning has been expressly given to the city councils, who must draw up their plans for land use and zoning in the city in accordance with the pattern of land use in the entire region and province. This Planning Act also established seven regional planning commissions in the province, including one around Edmonton. The members of these commissions include representatives from the various local governments within the commission boundaries, and appointed members from the general public and the provincial government. They can be relevant to residents in the suburbs and just outside the city limits. The Planning Act sets out the functions of these commissions. They include among others:

1. the study of resources and development of the area,
2. the preparation of a preliminary regional plan,
3. when so requested, the assisting of the council of member municipalities for the orderly economic development of their area (this includes general plans, development control by-laws, zoning by-laws and development scheme).

The last function applies primarily to the smaller municipalities which may not have the resources to support a full time planning staff. The commission may in these instances, lend their technical staff to these municipalities for the purpose of local planning.

Public contact and knowledge of the regional planning commissions is small, largely because the members of the commissions are not directly elected. In fact, it is often thought that the commissions

are provincial boards, rather than inter-municipal organizations as they are. The effectiveness of these regional planning commissions is difficult to assess at present. Through legislation, they have been granted a large area of responsibility and the regional plans they formulate can become powerful means of co-ordinating development in any one region. However, since no commission has fully completed its regional plan to date, its planning potential is severely reduced.

THE REGIONAL PLAN

The Regional Plan must be approved by the Provincial Planning Board, and its importance lies in the fact that any zoning by-law, development control by-law, development scheme, General Plan, or re-plotting scheme must conform with the larger regional plan. This theoretically insures that no municipality will zone its areas without regard to surrounding areas. The plan itself includes a map of the regional area divided into areas of permitted land use classes or permitted densities of population, and a schedule which prescribes the use of land and buildings within each area. When this plan is adopted, every municipality within the region is obligated to enact zoning or development control by-laws which give effect to the Regional Plan, and to amend any part of the General Plan which is in variance with it. Call Norm Giffen at 423-3111, if your group requires the support of the commission.

THE PROVINCIAL PLANNING BOARD

This Board, set up by the Provincial Planning Act, consists of a bunch of civil servants, appointed by the Lieutenant Governor. Its general responsibilities are to:

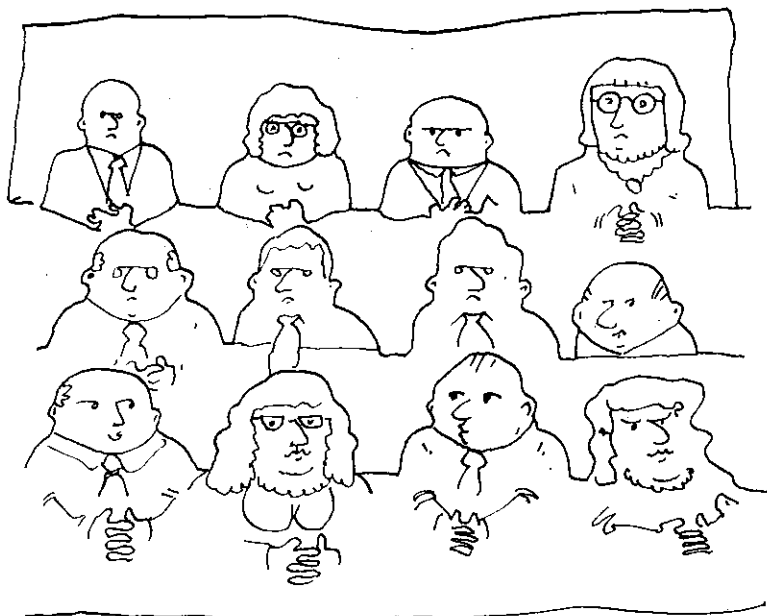
1. establish, operate and finance the Regional Planning Commissions,
2. administer the Planning Act in matters of Regional Planning, General Plans, by-laws, development control resolutions, and preliminary regional plans,

3. act as the final appeal tribunal concerning subdivision applications,
4. confirm or adopt a Regional Plan and its amendments,
5. employ the Municipal Affairs'

Planning Branch Director as an executive assistant,

6. conduct public inquiries and/or hearings on matters related to planning.

This last function is the one which can most directly help you, the citizen. These hearings (e.g. recent Whitemud hearing) are announced in the newspaper and are open to anyone expressing a concern or interest in the matter at hand. Call Noel Dant at 423-3515 for any more information.



**take
COURAGE**

section 3

LUCRE IN THE SKY WITH
DIAMONDS

**we built a
beautiful city
like this**



**and then gave you all kinds of reasons
for not staying in it.**

WEEKEND MAGAZINE

May 5, 1973.

FIND OUT WHAT OTHERS - (CITY HALL,
DEVELOPERS) - HAVE PLANNED FOR YOUR
AREA

It very often happens that the first community awareness of change comes about when the buildings are torn down, the streets are torn up, or when the lady two doors down whose nephew works in Transportation tells the bridge club that the whole area is going for a freeway. Unfortunately, this may be your community that is laid out on a drawing board somewhere and you may not want your buildings torn down, your streets torn up, or a freeway replacing your patio. In this section, we will suggest ways on how to get the jump on those

with designs on your neighbourhood-forewarned is forearmed.

First, early awareness is very important. By early awareness we don't mean waiting till the buildings come down. Have there been a lot of houses for sale lately? Do there seem to be more tenants than homeowners? Have they been doing a lot of sewer and/or water work recently? Has the building inspector been around inspecting? These may appear innocent enough on their own, but putting them all together, they could spell:

I WANT TO HOLD YOUR LAND

LAND ASSEMBLY

(Adapted from "Rules of the Game")

A developer puts up a high-rise because its profitable - to him. He sees a neighbourhood of single family dwellings as the potential profit he can make by stacking a lot of people who pay a lot of rent together in one building. The old vintage homes, the sense of neighbourhood, the community are worthless to him as all he needs and wants is the land on which the neighbourhood sits. So he sets about acquiring it by what is officially called land assembly. He often uses the following tactics:

1. Developer selects an area perhaps ten years before he wants to develop it. (Those of you in old areas beware - you may already be earmarked, therefore read this book carefully and leap into action.)

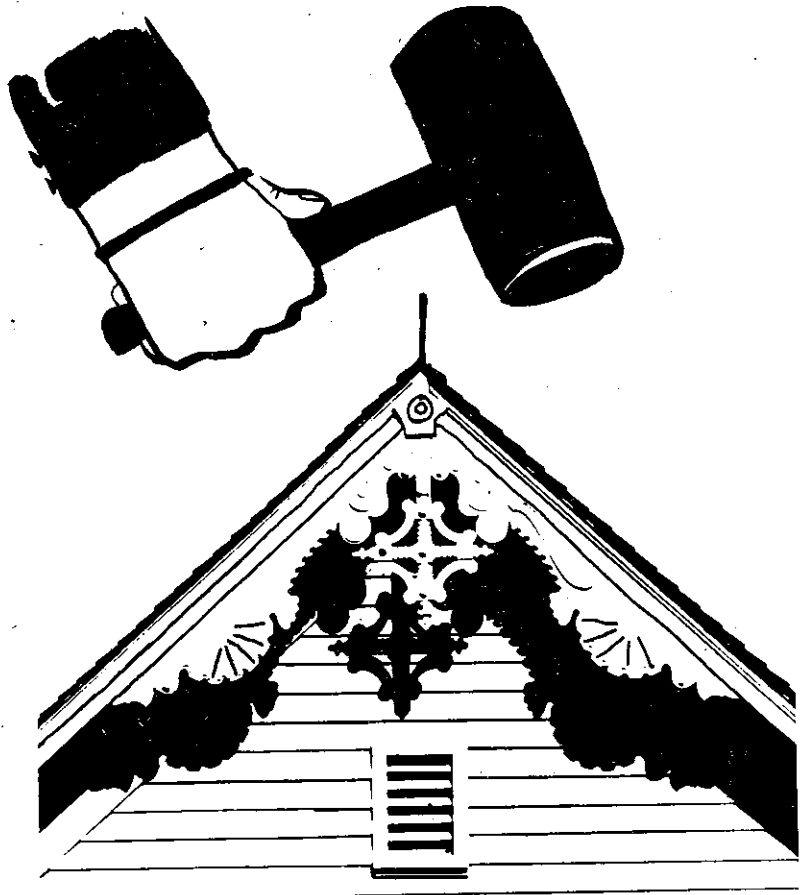
2. Developer begins purchasing property as it becomes available, through the use of a real estate agent (i.e. those charming little cards in your mailbox saying, "We have a great demand for homes in your lovely area, etc."). First purchases are usually made by cash.

3. Developer tries to consolidate a few holdings by picking up bits of blocks here and there - preferably two or more houses side by side.

4. Developer has these houses taken over by a manager who selects tenants and who is responsible for repairs. The manager selects people who are easy to control - perhaps a family with many children who finds difficulty obtaining accommodation.

5. These properties begin to deteriorate as few or no repairs are made. The tenants, when they see that this landlord is no different than others they know (that is, repairs aren't made, the landlord can never be reached if, in fact, he is known) and are not very "careful" with the house.

6. Homeowners see the area deteriorating. Now you have the real estate agent in person, beginning to make unsolicited calls on people, getting people to sign options, or buying and giving a mortgage back to the vendor so the cash outlay is minimal. Owners move out and the developer turns the property over to the manager for deterioration.



7. As the deterioration process continues, fire insurance companies begin to worry about the area. Fires start occurring because the condition of the house makes it prone to fire. Fire insurance policies aren't renewed.

8. As owners find they can't get insurance, that the area is deteriorating and that the developer seems to be offering a lot of money, (it seems like a lot of money because most owners haven't been trying to buy a house for 5 or more years) -- they sell.

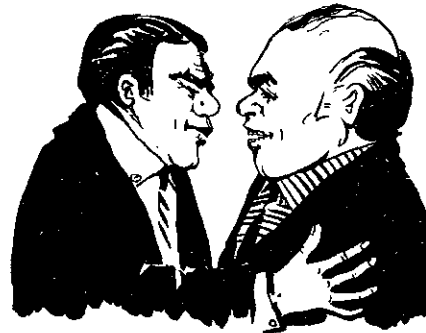
9. As the developer begins to pick up a majority of properties, he finds he has to change his tactics. Prices get higher as he picks up a few key properties. He may tear down a few houses to scare people. Real estate agents begin to tell people that 1) if they don't sell, they will be expropriated anyway (untrue) and 2) the developer will build around them (it has happened).

10. By now, the people who have recently moved into the area for speculative purposes becomes apparent. It is clear that they too are part of the deterioration process. The developer must then bargain with them and they may get a lot of money for their property.

After these tactics are applied, the developer then tries to show municipal authorities how run down the area is and why in the interests of aesthetics, land value, lack of community spirit, etc. the area should now be re-zoned to accommodate their mammoth projects. Sometimes they have the gall to call it an "improvement project". End of story. And neighbourhood.

Sometimes it becomes necessary to find out who owns a certain piece of property. It may become necessary because if there is a land assembly going on, it's helpful to know who's doing the assembling.

I'LL MAKE
YOU AN OFFER
THAT YOU
CAN'T REFUSE



YOUR CURIOSITY CAN KILL THE FAT CAT

Every piece of land in the city is on file at the Land Titles Office together with any caveats, liens or encumbrances. To get at this file, you will need the legal description and 50¢. If you have the address, the legal description can be obtained (at no charge!) from the Tax Assessor's Department on the main floor at City Hall. Clutching your legal description and your 50¢, trip along across the street to the Land Titles Office. It's that grey building on the corner that looks like the Bus Depot. Hand over your 50¢ and they'll do the rest. The only drawback is that for every house you want to check, it's another 50¢. Therefore, if you want to check 10 houses, it's \$5.00. That's a lot of pop bottles.



BLOCKBUSTING

OR
HOW

TO SPOT A PAINTED, TAINTED YELLOW ROSE

Another slightly less subtle tactic used by a major Edmonton property owner is blockbusting in a highly visual sense. Any property this buyer acquires is immediately branded in the company colour of bright mustard yellow - fences, foundations, the front steps, whatever is noticeable from the street. These properties are not maintained and density is increased three or four fold as the house is sub-divided into three or four suites. As more and more houses on a block blossom forth, the other residents get more and more panicky. They see their neighbourhood becoming a semi-slum and decide to sell before their property devalues any further. So when they are ready to sell, someone is ready to buy and behold - another bright yellow fence appears. At last count, there were over two hundred units contained in bright yellow fences, foundations, etc.

If there is a land assembly in action, you will no doubt come into contact with Real Estate people who sometimes will use certain tactics to gain their ends (and your house). Here are some to watch for:

REAL ESTATE TACTICS

If a real estate agent makes an unsolicited call to your home, asking if you are willing to sell, beware! There is undoubtedly a reason for his interest. An agency may be buying up a block of houses on speculation or he may be assembling a block for a developer. Check with your neighbours to see if they have been approached. If the agent tells you your neighbours have already sold, ask them. Don't take it on his word that they have - he'll probably tell your next door neighbourhood that you have sold.

If your neighbour decides he will sell and then does, do not let the agency put its "Sold" sign on your property line. This often happens so that it looks like both properties have been sold.

Be very wary of a cash offer - the agency either is desperately anxious to get your property or else has a lot of money backing the deal. The agent is under no obligation to tell you who the buyer is.

Also watch out for "options" - they smack of land assembly. An option is "an agreement in which a homeowner guarantees someone for a specific period of time, the exclusive right to buy his house. In exchange for his signature, the homeowner is given a sum of money." This is a risk for the seller as the deal might not go through (if the rest of the land assembly fails, the agent won't want the property. However, the seller gets to keep the deposit). If you do let the agent take out an option, you can back out at any time (as long as you return the money). Even if you forfeit the deposit, you cannot sell your property to anyone other than the agent within the time limit of the option. Once the option time does expire, you are free to sell to anybody, if, in fact, you do want to sell.

Remember - a private developer cannot expropriate and the City won't do it for him. Don't be intimidated by this oft-used tactic - it won't happen. The developer may build around you and make life perfectly miserable, but he cannot force you out.

The one problem with all this is that money does talk. Even if you don't want to sell originally, if you are offered a very high price for your property, you might take it. The pressure to sell becomes so intense, you figure it

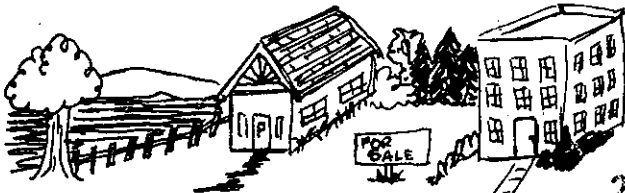
isn't worth fighting. This destroys neighbourhoods. The annoying part is that this doesn't have to happen, but more and more older areas are being gobbled up so that fancy, slick impersonal developments can take their place.

Instances such as these have occurred in many different areas of Edmonton - Garneau, Spruce Avenue and Canora. The key to it all is to get together with your neighbours as soon as this sort of thing starts and put up a common "we won't sell" front. Don't give in to the agent's pressure - leave him the frustrated party for once. It's hard to believe the great lengths to which some agents will go. Here's an example from Toronto.

REAL ESTATE

A ROOM FULL OF MONEY
(from "Rules of the Game")

A real estate agent talks about an experience in Ontario: "We had a farmer whose father's father's father and so on had owned the land and he didn't want to sell. We thought we'd impress him...Went out there with a suitcase full of money and we told this fellow it was going to be cash on the table. I'll never forget the look, or I should say, the absence of look in the farmer's eyes when something in order of a quarter of a million dollars was counted out in tens. It didn't phase him at all. He said that was more money than he had ever seen and it was a nice sight and so on, but he was NOT going to sell. This is what I consider to be a real emotional problem".



GLOSSARY OF REAL ESTATE TERMS

Agreement of Sale: Written agreement whereby "grantee" agrees to buy property of "grantor", who agrees to sell, according to the terms and conditions specified.

Assignment: Legal transfer of interest in a property or a mortgage from "assignor" to "assignee".

Caveat: A formal notification given by a financially interested party to a court or officer by which the land use is restricted.

Certificate of Ownership: Provincial Government certification of property ownership which transfers subsequent property records to the Land Titles Office.

Conditional Sales Contract: Purchase of a property by the "grantee" without obtaining legal ownership until a specified further sum of money is paid to the "grantor".

Grantee: The party that buys a property.

Grantor: The party that sells a property.

HOW MUCH?



Lien: Legal claim affecting property.

Lis Pendens: Notice of commencement of Court action with regard to ownership of property.

Mortgage: Transfer of property from "mortgager" to "mortgagee" as security for a debt or loan. The property is retransferred to the "mortgagor" (or to a subsequent "mortgagee") upon fulfillment of specified terms and conditions of payment.

Mortgage Amendment: Agreement between the parties to the mortgage to alter some or all of its terms and conditions.

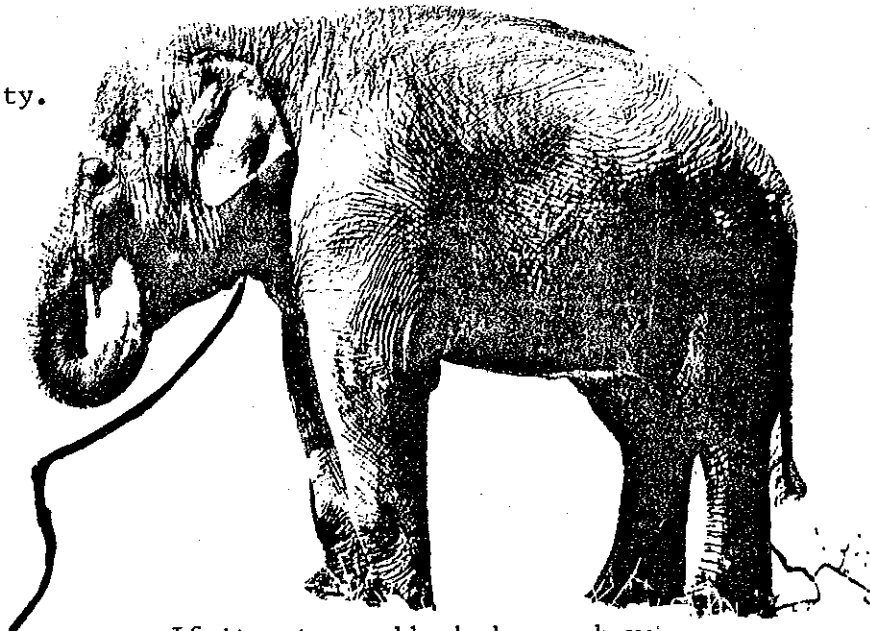
Mortgage Discharge: Registration of fulfillment of the terms and conditions of mortgage payment whereby property is retransferred from "mortgagee" to "mortgagor" (or to a subsequent "mortgagee").

Mortgage Postponement: If there are two mortgages on a property, agreement of subsequent (i.e. second) "mortgagee" to postpone payment on the second mortgage, allowing the "mortgagor" more time to pay off the first mortgage.

Option: Agreement whereby "grantee" obtains the exclusive right to purchase "grantor's" property at a specified price, within a specified period of time. It does not force the owner of the property to sell.

Quit Claim: Full release of a party's interest in a given piece of property.

Restrictive Covenant: A restriction registered on the title as a condition that land, or any portion of it is not to be built on, or is not to be used in a particular manner; the covenant must be given for the benefit of neighbouring land and must touch or concern such land and must not be of a merely personal nature.



If it gets really bad, you have recourse. Namely,

THE REAL ESTATE BOARD

The Real Estate Board (10515 Princess Elizabeth Avenue, phone 477-3571) is made up of several real estate agencies in the Edmonton area. It provides the Multiple Listing Service for the City. There are about 170 member agencies taking in about 1,100 sales people. Several agencies in the City do not belong.

The agents elect a Board of Directors - 12 in all. Each director is chairman of a committee, such as the Ethics Committee or the Arbitration Committee.

The Board states that it is a policing agent for its members, but it seems to be more of a protection agency.

The Board states that "little white lies" are not condoned, but these same "little white lies" seem to find their way into a lot of real estate deals.

The Real Estate Board suggests that if a citizen has a complaint, he take it to the Board so everyone can get together and work the problem out. We would suggest, however, that as a first recourse you take your complaint to the branch of the Attorney General's Office that deals specifically with insurance and real estate problems. If it isn't solved there, your next recourse is to take it to court! See a lawyer.

land use and development

ATTORNEY GENERAL'S DEPARTMENT

The Provincial department of the Attorney General has an insurance and real estate branch which will handle complaints from citizens concerning problems they have encountered with insurance or real estate agents. If you feel you are being given erroneous or incomplete information by these agents, or that they have employed unethical or illegal tactics, call 425-1410, or visit the Administrative Offices at 9919-105 Street.



If you do hear shopping center rumors, or whatever, you should know something about the land on which it might sit. Therefore, read -

LAND USE IN EDMONTON

Land use within Edmonton's city limits is designated by both the zoning by-laws and Development Control By-law. Approximately 80% of the city land is under zoning, while the remainder (usually areas which are in transition like Whyte Avenue) are under development control. Both are fairly similar in that they regulate the use to which land can be put - the density, height, appearance and location of buildings. The City Planning Department keeps updated zoning maps and land use classification guide maps and if you are purchasing a house, it is wise to check on the zoning of surrounding properties to ensure what land uses will be allowed. Many people make the mistake of purchasing property in the belief that the piece of vacant land across the street is a future park, only to find out later that the site was zoned for apartments.

ZONING

City Council has the exclusive right to pass zoning by-laws regulating the use and development of land within the city. These by-laws are supposed to be based upon the City's General Plan, but frequently are amended as pressure is brought to bear to do so (that is, don't take the general plan too seriously, nobody else does!). The by-laws specifically prescribe the use of land and buildings that is permitted or prohibited on every zoned area. The City cannot, however, zone land to be used for parkland, playgrounds, schools (schools are owned by the School Board not the City), recreation grounds or public buildings unless all the land involved is owned by the City at that time. The zoning by-laws themselves (available from the City at \$7.00) are specific and regulate such things as: →



"We have strict zoning laws, fellows. I'm sure the city wouldn't allow a sign to be put up on that lot."

1. The minimum site area required for particular uses of land.
2. The ground coverage and height of buildings.
3. The amount of mandatory open area around buildings.
4. The maximum permissible densities of population.
5. The placement and height of fences, sidewalks, trees and hedges.
6. The outdoor storage of goods and vehicles.
7. The location of access to sites from adjoining public roadways.
8. The facilities to be provided for off-street parking.
9. The alteration or demolition of buildings.

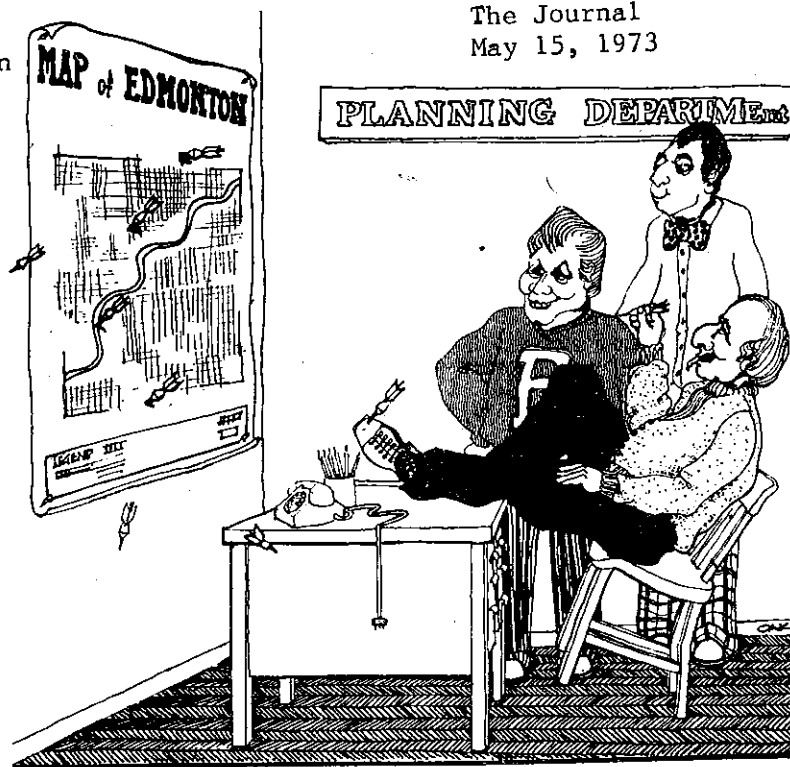
Therefore most developments such as garages, houses, additions, apartments, high rise buildings and parking lots require a zoning certificate (for zoned land) or a development permit (for land under development control) from the Zoning Branch of the Planning Department. This is obtained by filling out an application form at the Planning Department and submitting it, together with plans of the proposal, to the counter clerks. All applications are circulated for replies to various civic departments, and permits are issued after a short period of time, normally one to one and one half weeks. At certain times, such as the spring, the period required to issue the permit may be a little longer. Sometimes when a permit is issued, neighbouring residents or landowners may have the right to appeal this to the Development Appeal Board. (Certain permitted uses have no appeal rights.) Most developments also require a building permit which is concerned primarily with construction details. These permits are issued by the Building Inspection Branch of the Planning Department. There is no fee for zoning certificates or a development per-

mit but the building permit requires a fee based on the estimated construction costs.

Once the permit has been applied for, the development officer or the Municipal Planning Commission may approve or refuse the permit. If approved, theoretically the development permit must be made public by means of one of the following:

- a) The posting of a notice of the decision conspicuously on the property involved.
- b) The notification in writing to all assessed owners of land who may be affected by the development.
- c) The entry of a notice into the newspaper. In reality, only b) is done.

In some cases, if a permit is issued, neighbouring landowners may object and appeal to the Development Appeal Board to reverse the permit. This type of appeal costs \$15.00 and appeals may be made by letter or application within 14 days of issuance of the permit to the Development Appeal Board, 7th Floor, City Hall.



The Journal
May 15, 1973

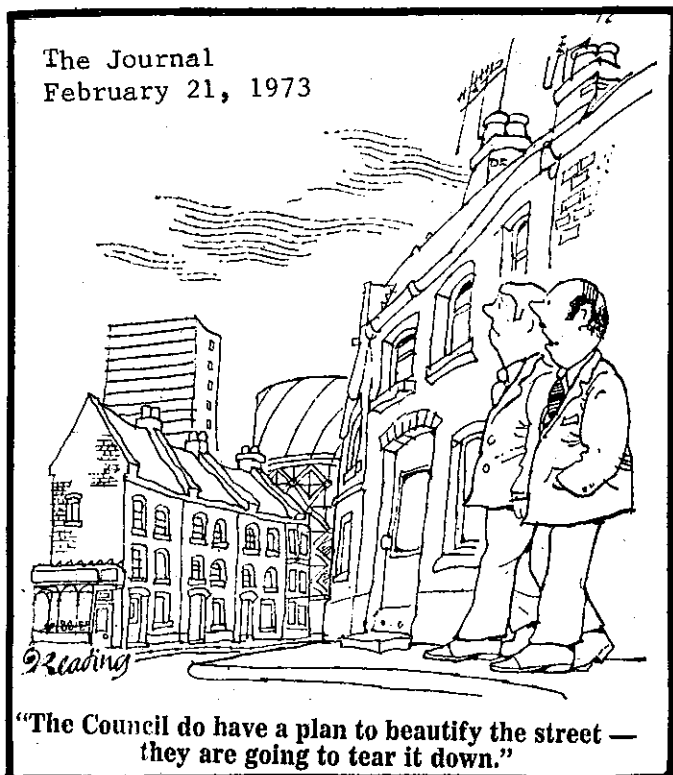
"Okay, this one is for the shopping centre site."

If the original application is refused, the applicant may appeal this to the Development Appeal Board which will hear representations from both the applicant and from anyone who will be affected by the development. The Board will notify all assessed property owners within 200 feet at least seven days prior to the hearing. The applicant for this appeal must pay a fee which is set on a sliding scale depending on the estimated costs of construction and can range from \$15.00 to \$500.00.

The Board can confirm, reverse or vary the original decision and the applicant is verbally given this decision at the time of the hearing, and sent the decision in writing within seven days. The decision of the Board is binding and the same application cannot be brought before it again until six months have passed, unless the application is substantially changed in which case it can be considered sooner. A decision of the Development Appeal Board can be taken on to the Appellate Division of the Supreme Court of Alberta, but this is allowed on a question of law or jurisdiction only.

Development Control: If you look at a zoning map of the city, you'll notice various areas are coloured in dark grey. These are areas which have not been "stabilized" and are presently under development control. This is a much more flexible exercise of control over land use, as a development control bylaw provides for the control of development by means of a system of development permits. That is, every application for development is considered individually on its own merits, and not according to the same specifics as dealt with in zoning bylaws. The only requirement the application must meet is that it conforms to the General Plan. It is not legal to progress from zoning to development control (see Lynwood case study). However, the new CD-1 (comprehensive development) zone now approved allows quite a bit of flexibility under zoning.

By a resolution of Council, (rather than by a bylaw as in zoning) a Land Use Classification Guide was prepared and adopted for the purposes of development control. This guide, although set up by the bylaw, is not part of the development bylaw but is more a list of permitted land uses, with a map included. The guide is applied to older areas of the city that have not yet "stabilized" and are undergoing a transition from residential use to medium density (low-rises, walk-ups) use. In them you will find apartments sprinkled among the older homes. It is felt that strict zoning bylaws cannot be used in such areas because of their present diversity in land use. This is why transition areas such as medium and high density residential districts (R5 and R6) are under the Land Use Classification Guide rather than under a zoning bylaw. Under permitted uses in zoned land, appeals are not permitted although special permits allowed under zoning are subject to appeal. All permits given under the Land Use Classification Guide are subject to appeal.



WATCH FOR THESE:

they could affect you!

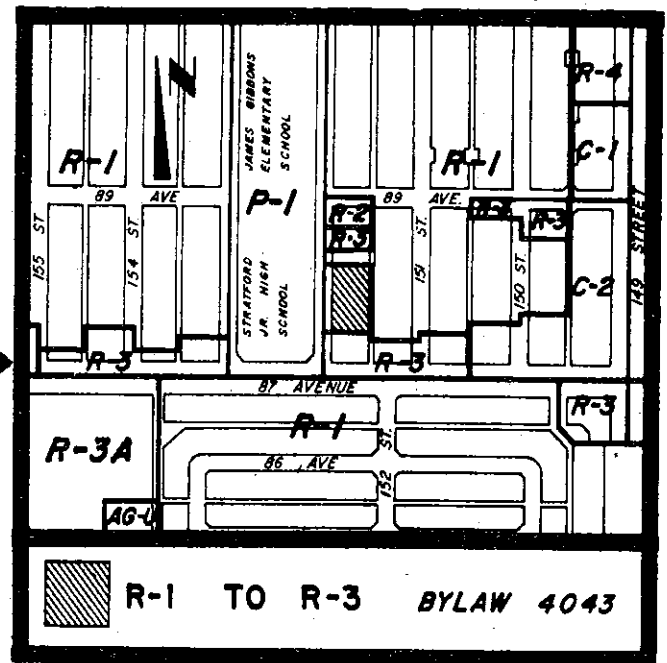
In order to accommodate developments, land sometimes has to be rezoned. There will be more on that later. But do watch for re-zoning notices in the newspaper. These are found in the legal section (i.e. usually after the Classified Ads or in the Business Section) and consist of a map of the area concerned and a brief description of who wants to do what with it. Those who live in the area will get:

200 FOOT NOTIFICATION

The city fathers have decided that people being affected by a proposed development or re-zoning should be notified. Within a certain radius, of course. It has been decided that 200 feet is adequate. Anyone outside this radius, even though seriously affected is not officially notified but a few exceptions have been made, e.g. for the Coliseum, it was extended to 400 feet. In Toronto it's 1,000 feet.

200 feet doesn't amount to much when you consider it works out to about 4 lots in each direction resulting in notification of approximately 15 or 16 properties.

Only "assessed owners" are notified, not tenants who still seem to be considered a minor, transient segment of urban society. (Approximately 42% of Edmonton's population are tenants.)



PUBLIC NOTICE

1. The purpose of proposed Bylaw No. 4043 is to amend Bylaw No. 2135, The Zoning Bylaw, by rezoning from R-1 Residential District to R-3 Residential District, Lots 16, 17, 18 and 19 in Block 9, Plan 2419 K.S. Jasper Park, being the fourth, fifth, sixth and seventh lots north of 87th Avenue on the east side of 152nd Street, Edmonton, Alberta, as shown on the above sketch plan forming part of the proposed bylaw.
2. A copy of the proposed bylaw may be inspected by the public during business hours at the offices of The City Clerk, Second Floor, and the Superintendent of Planning, Seventh Floor, City Hall, Edmonton, Alberta. Enquiries respecting proposed land uses may be made at the latter office. The suggested land use is an apartment building.
3. At its meeting on Monday, March 26th, 1973, at 4:30 p.m. or so soon thereafter as may be convenient, in the Council Chamber, Second Floor, City Hall, the City Council will hold a public hearing on the proposed bylaw. It is the intention of City Council that all interested persons may be heard by Council prior to the proposed bylaw being considered for first reading. This proposed bylaw does not have the support of the Municipal Planning Commission.
4. A copy of this notice, including the sketch plan, is being mailed to each assessed owner of property within 200 feet of the land being rezoned.

THE CITY OF EDMONTON
D. ROMANCHUK
ACTING CITY CLERK



THE CITY OF EDMONTON -- PLANNING DEPARTMENT

GENERAL SUMMARY OF LAND USE DISTRICTS

The following descriptions provide general information on the various zones or classifications which the city applies to guide and regulate the use of land. These condensed descriptions are for general information only and the Zoning Bylaw (Bylaw 2135) and the Land Use Classification Guide (map and schedule of permitted uses and regulations) must be referred to for specific inquiries.

A - METROPOLITAN RECREATION DISTRICT - This zone is generally applied to land which is used or proposed to be used as public parkland. The river valley and ravine system is included as is certain landscaped buffer areas flanking major arterial roads. Recreational and municipal uses are common types of development located in such areas.

AP - PUBLIC PARKS DISTRICT - This zone is generally applied to neighbourhood parkland areas. Land is often located in such a manner that use is mainly by local neighbourhood residents rather than City wide. Community leagues, playgrounds, and other municipal uses are common types of development.

AS, AR, RRA, RRB, RRC - RESIDENTIAL DISTRICT - These zones are all basically single family dwelling areas which are more restrictive in terms of site area, and building location than the normal single family zone. Small acreages and country estates which are located within the City boundaries are included as well as ravine and view lots.

R-1 - RESIDENTIAL DISTRICT - Essentially a single family zone, but which also allows other uses, some of which may be permitted subject to the right of appeal to the Development Appeal Board.

RC-1 - RESIDENTIAL CONVERSION DISTRICT - Essentially a low density district applied to many older areas of the City. Allows a mixture of one and two family dwellings depending on site area and under certain circumstances four suite apartment buildings may be permitted, but subject to the right of appeal to the Development Appeal Board.

R-2 - RESIDENTIAL DISTRICT - Two family dwelling zone, usually applied to newer areas of the City; semi-detached dwellings are common uses in these zones.

R-2A - RESIDENTIAL DISTRICT - Terraced dwelling (row housing) zone usually applied in newer areas of the City.

R-3 and R-4 - RESIDENTIAL AND GENERAL RESIDENTIAL DISTRICT - Usually applied to the newer residential areas and to older districts which are not centrally located in the City. Walk-up apartment buildings are common uses.

R-3A - SUBURBAN MEDIUM DENSITY RESIDENTIAL DISTRICT - Medium density apartment district applied to areas which are adjacent to major suburban shopping centres or town centres.

R-5 - MEDIUM DENSITY RESIDENTIAL DISTRICT - Medium density apartment district applied to areas which are adjacent to the central area of the City and in some suburban locations adjacent to major regional shopping or institutional centres. Walk-up apartment buildings and medium rise apartment buildings are common uses.

R-6 - HIGH DENSITY RESIDENTIAL DISTRICT - High density high rise apartment district usually located within or adjacent to the central area of the City. Limited commercial or office uses are common to such areas.

R-7 - RESIDENTIAL AND SPECIAL PURPOSE OFFICE DISTRICT - This district permits a mixture of residential and office uses and buildings are often multi-storied or high rise structures.

P-1 - PUBLIC SERVICE DISTRICT - Public service district allowing municipal services such as schools, utility buildings and other service installations.

P-2 - PRIVATE SERVICE DISTRICT - Private service district allowing private institutional uses such as hospitals, churches, homes for the aged, educational uses, etc.

P-3 - RESIDENTIAL DISTRICT - Residential zone providing non-profit residential accommodation of the public housing type.

C-1 - COMMERCIAL DISTRICT - Commercial zone usually applied to local neighbourhood shopping areas and service station sites.

C-2 - COMMERCIAL DISTRICT - Commercial zone applied to shopping centres in suburban locations and to other commercial areas which provides a wide range of services to a part of the City.

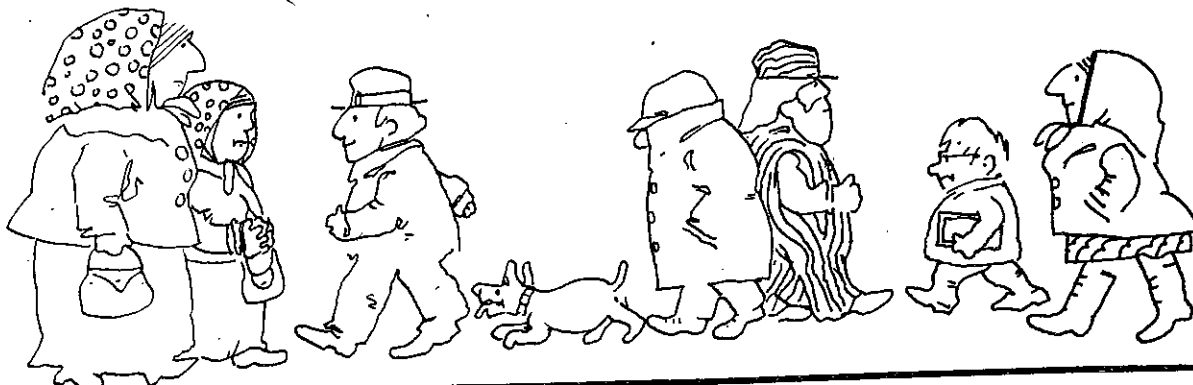
C-2A - COMMERCIAL DISTRICT - Commercial zone applied to older established strip commercial areas usually located along major arteries.

C-3 - GENERAL COMMERCIAL DISTRICT - Commercial zone applied to older major commercial areas such as Whyte Avenue, 118th Avenue in the Beverly area and Jasper Avenue west of 100th Street. These areas provide major shopping facilities and in some cases were former centres of towns which have been amalgamated with the City.

C-4 - CENTRAL RETAIL AND OFFICE DISTRICT - Central retail and office district in downtown Edmonton.

C-5 - MOTEL AND SPECIAL PURPOSE OFFICE DISTRICT - as implied by the district name.

C-6 - GOVERNMENT CENTRE AND OFFICE DISTRICT - as implied by the district name.



C-7 - (RESTRICTED) TOURIST COMMERCIAL DISTRICT - Commercial district applied only to motel uses and uses accessory to motel developments.

C-8 - HIGHWAY COMMERCIAL DISTRICT - Highway commercial district applied to major entrances to the City to encourage commercial uses oriented to the travelling public.

C-9 - MAJOR ARTERIAL COMMERCIAL DISTRICT - Commercial district applied to major arterial roads leading into the City where a wide range of commercial and semi-industrial uses are situated.

M.A. - MUNICIPAL AIRPORT DISTRICT - Zoning category applying only to the Industrial Airport property.

CM - WHOLESALE DISTRIBUTION DISTRICT - Commercial and industrial, wholesale and warehousing district located in the central portion of the City adjacent to the central business district.

CU - UNIVERSITY COMMERCIAL DISTRICT - Commercial, office and apartment district adjacent to and serving the University area.

CC - CIVIC CENTRE DISTRICT - The Civic and Community Centre of the City containing administrative buildings and related compatible uses, including hotel and meeting facilities.

M-1, M-2 and M-3 - INDUSTRIAL DISTRICT - Industrial districts which vary according to land use and performance standards, A common description would be light, medium and heavy industrial zones.

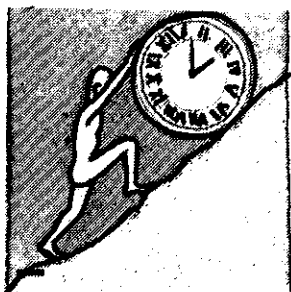
AG-MR1 and AG-MR2 - INDUSTRIAL RESERVE DISTRICT - Industrial reserve districts applied to areas which are to be held for future expansion of industry. Usually located on the fringe of the City and used for agricultural purposes. Premature development within these areas is discouraged so that city expansion can occur on an orderly and economic basis.

AG - AGRICULTURAL DISTRICT - The general purpose of this district is to conserve the natural resources of such areas for purposes of primary production and to prevent the wastage of agricultural land on the fringe of the city by premature or scattered subdivision or development.

AG - UR - AGRICULTURAL URBAN RESERVE DISTRICT - This district category is applied to land which is being held for city expansion purposes and where it is desirable to control development to prevent the establishment of any use or building which would prejudice the orderly development of the area.

AG - U - AGRICULTURAL GENERAL URBAN DISTRICT - The general purpose of this district is to control the orderly development of the city through the adoption by Council of a plan of subdivision and permitted uses where detailed zoning and more specific categories have not yet been applied.

Date: January 1972



SELF-DEFENSE

There are certain things that it is good to know about in terms of what can bring about undesired change in your neighbourhood so that you know what to do to prevent this.

The following are steps that you can take to try to prevent a re-zoning of your area (first, of course, you must know of the plans for re-zoning - always be on guard or it could happen to you.

TIME is of the **ESSENCE**

RE-ZONING PROPERTY

Anyone (major developer or individual) wanting to have property re-zoned must go through certain steps before this happens. He must submit an application via the Planning Department to the Municipal Planning Commission together with seventy five (75) dollars. On the application, he must state the type of zoning change wanted and the grounds for doing so. The Municipal Planning Commission (M.P.C.) examines the application and tells the applicant what recommendations it will make to Council - yes or no.

If it is no, he may withdraw or alter his application. There is nothing you as a neighbourhood can do about the proposal because you won't know about all this. If the Municipal Planning Commission recommends support, and the applicant wants to proceed to Council, the application is put in the form of a draft by-law by the legal department and put on council agenda together with copies of the report and Municipal Planning Commission recommendations.

If you've heard rumors of a proposed re-zoning you can keep phoning the City Clerk's office to find out when it is coming up. That will give you slightly more time to organize any protests you might want to lodge. You can also start writing letters to your Aldermen and Council stating objections. The by-law may or may not have first reading at its initial presentation to Council but ten days before the following Council meeting, the City must publish a notice of a public hearing. That is, the public hearing can be held before the 1st, 2nd or 3rd reading. Obviously for you, the sooner the better. These notices are found buried on the legal pages in the paper and will state the time and place of the hearing. Those

appearing at the hearing can be:

1. someone who will be affected by the change;
2. the public at large;
3. a local group of residents or property owners;
4. a representative of the Municipal Planning Commission.

After the notice appears, you may have as little as ten days in which to organize your group. Get as many of the area residents as you can, tenants as well as owners, because there is power in numbers. It helps to work with other area groups that might exist such as the Community League, the Home and School, and Area Council.

Elect a spokesman who can clearly and precisely state all the objections of the group - e.g. parkland deficiency, increased traffic, etc. Have a well defined alternative plan for your area - this is important. See the development scheme section for further details. Call your Aldermen. If you can't get them during the day, call them at home in the evening. Write letters expressing your concerns.

There may be subsequent public hearings and you can obtain information regarding times from the City Clerk's office. Appear.

Council then votes and passes or defeats the proposed amendment. If it passes, the zoning is changed. If it is defeated, the amendment may not be considered for a year unless Council otherwise directs.

As well as the initial \$75 fee, the applicant must pay all advertising costs (typically around \$225) so it is not an inexpensive process. A developer puts a lot of time and energy into this as well, so he is not about to mess around with a high failure rate. You should have lots of support if you want to defeat a zoning change. In Unity there is

DOWNZONING YOUR AREA

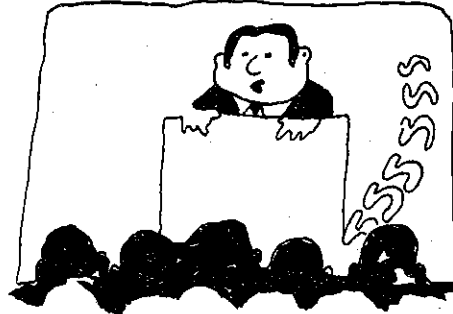
In your group discussions, the idea of downzoning your area may arise. Downzoning means going from a high density area to a lower density area.

This would be a very good idea if the city would co-operate, but unfortunately, it appears the only time they do this is to accommodate developers or businesses. If an area is downzoned, the taxes and land value are lowered accordingly.

A group in the Hudson Bay Reserve tried to have their area downzoned from R-4 to R-1. There was a restrictive covenant on the area, placed by the Hudson Bay Company and this old covenant required that the area remain single family dwellings. When the people asked the City to respect the covenant by officially downzoning the area, the Bay said they didn't care anymore so Council refused to downzone.

If you do decide to try downzoning, you will have to go through the same channels and fees as any other re-zoning. See above.

PUBLIC HEARINGS ?



SHAM ON YOU

Public hearings often come after a decision has been virtually made-forcing the public into a position where they can only react to Council's decision or action and report recommendations. In essence, the public is forced to try and assess in a week or two, work which consultants have been paid to do (with our taxes) over a period of several months or more.

171 0841

Appl'n Fee Rec'd	Receipt No.	File No.
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**THE CITY OF EDMONTON
AMENDMENT APPLICATION**

THE ZONING BYLAW FROM

THE LAND USE CLASSIFICATION GUIDE TO

APPLICANT	Name	Address		
PROPERTY DESCRIPTION	Address/ General Location	Lot(s)	Blk(s)	Plan No.
	Subdivision			

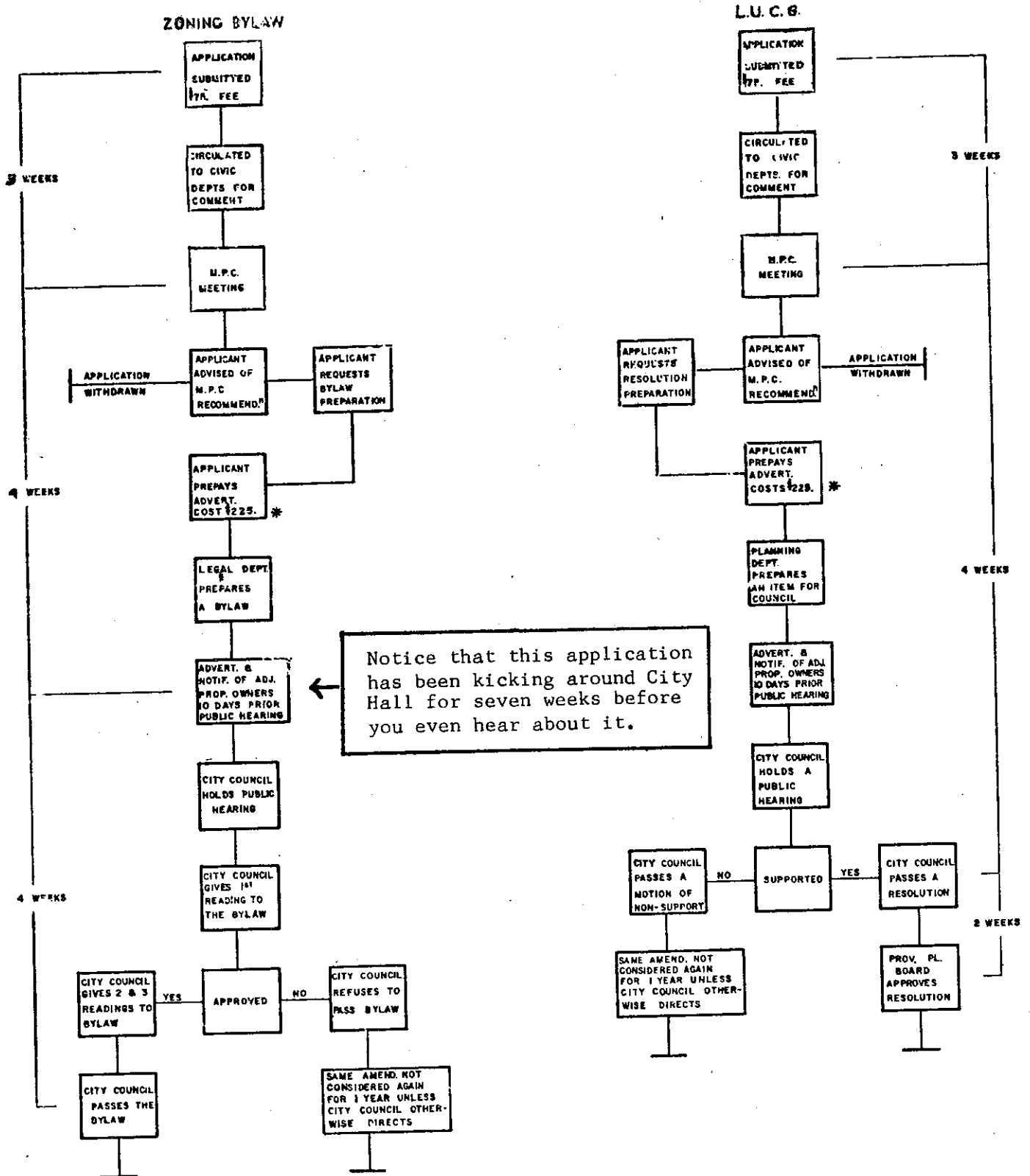
INTEREST OF APPLICANT		
PHONE	DATE	SIGNATURE

UNDERTAKING TO BEAR COSTS: I/we undertake to be liable for and to pay on demand all expenses incurred by the City through the processing of this proposed amendment, whether it be enacted or not, including but not limited to, map printing, reproduction costs, surveys and advertising charges.

Date _____ Signature _____

NOTE. An application fee of seventy-five dollars is required and must be submitted with this application.

DIAGRAMATIC FLOW CHARTS FOR AMENDMENT PROCEDURES UNDER THE ZONING BYLAW AND DEVELOPMENT CONTROL BYLAW



PLEASE NOTE: AS PROCEDURES ARE LIABLE TO CHANGE REFERENCE SHOULD BE MADE TO THE ZONING BYLAW OR PLANNING DEPT.

* TYPICAL COST AS OF MARCH 1972

CITY PLANNING DEPARTMENT
MARCH 1972

CASE STUDY: 1

THE HEARTBREAK OF SORE-EYE-ASSIST

Even though the community of Lynnwood was aware of the fact that there was a planned rezoning, all their efforts to prevent this were stymied and Whitehall Square was the unfortunate result.

LYNNWOOD

In early 1971, Lynnwood Community, out in the Meadowlark area, was faced with trying to stop the development of Whitehall Square, an expansive apartment complex. The residents felt that the proposal was an uncalled for intrusion into their quiet but already crowded neighbourhood.

They formed an action committee and proceeded to act as an organized body against the development. They protested the legality of the zoning procedure - the existing zoning was Ag-U (a district to control the orderly development of the city through the adoption by Council of a plan of sub-division and permitted uses when detailed zoning and more specific categories have not yet been applied). The City took the parcel of land, deleted it from the Zoning Bylaw and placed it under development control (to be designated as unclassified). As far as the Honourable Mr. Justice W. R. Sinclair was concerned, this was a regressive and quite unjustified move and he declared it invalid. The City then zoned the parcel as R3A (medium density apartment district applied to areas which are adjacent to major suburban shopping centres or town centres).

The residents were fighting the issue based on the following concerns:

1. the area was essentially an R-1 area and the development would be completely out of character, especially because of its magnitude;
2. they anticipated a traffic and parking problem;

3. the junior high school would not be able to accommodate the inflow of new students;
 4. parkland was already at a premium;
 5. there would be a loss of sunshade and privacy; and
 6. the value of single family residences would be devalued.
- They also were aware of the high vacancy rates in other highrises in the City and felt that more housing of this type was superfluous. They were more than willing to help plan public housing for the site, with a lower intensity.

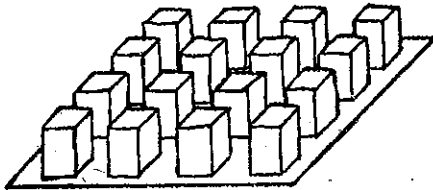
The committee did all they could to argue their case. They had the facts and figures to back their arguments - statistical surveys and many professional opinions. They wrote letters to all the relevant City Departments and to the Mayor and all the Aldermen. They prepared submissions for Council and the Public Works Committee. They made oral appeals to Council and to individual aldermen. They submitted a petition with 1,100 signatures.

They tried to get the Provincial Government to intervene as they felt the City had transgressed the General Plan, which the Government could compel the City to adhere to. However, the Province felt it had no jurisdiction to intercede, and even if it did, the City would get around it by amending the General Plan to conform with the commitment to the Development and then pass the same bylaw again. In effect, it could only stall the Development, not halt it. So much for that idea!

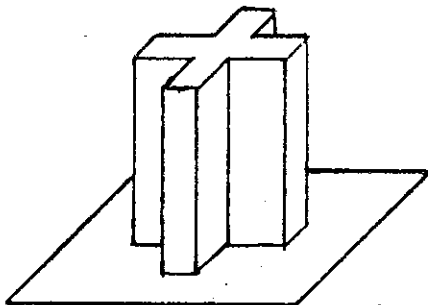
As you probably know, they lost their hard fought case and Whitehall Square stands as a daily reminder of the fact. Several members of the current Council vigorously deny that such total disregard of citizens' wishes could happen now. That's debatable!

You don't have to build straight up to build at a high density. All of these designs are for buildings of a density of 2.0: (density here meaning ratio of floor area to open space).

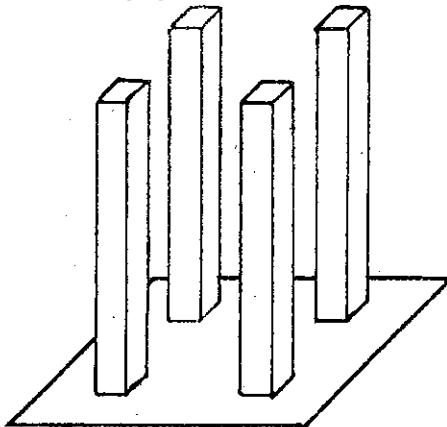
Sixteen 12 storey point blocks.



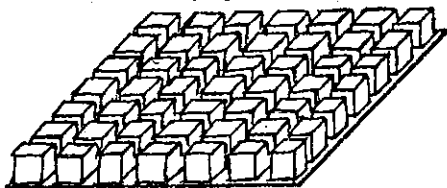
One 30 storey Cartesian skyscraper.



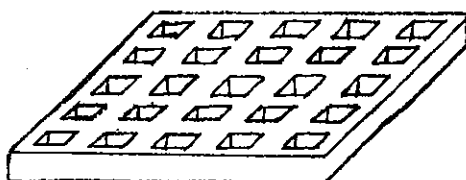
Four 48 storey point-block skyscrapers.



Forty-nine 4 storey pavilions.



Court form of 4 storeys.



If you've got three pre-schoolers, which building would you rather live in?

Remember, a developer can house just as many people in those 4 storey houses as he can in that one 30 storey tower. He builds straight up because it is cheaper for him to do so.

CASE STUDY: 2

NORTH GARNEAU

In 1969, the University of Alberta drew up a plan for its future in which they envisaged an enrollment of 30,000 full time students by 1980, and in which new buildings were planned so as to increase the density of the campus proper firstly, and then ultimately expand east into North Garneau. Accompanying this plan were proposals for open space and parking both east and west of the campus.

To the west lies Windsor Park, an older area of well-kept, upper-middle class homes comfortably housing approximately 1,500 people. The residents are largely professionals associated with the University and who have located there primarily because of their proximity to the campus, the Jubilee Auditorium, and the river valley.

North Garneau lying east adjacent to the campus is the traditionally student occupied district in which the houses tend to be in a greater state of deterioration because of the high density use they receive and because of a large number of absentee landlords in the area who are holding the houses specifically for revenue or speculation and who do not overly concern themselves with maintenance. The area has a charm due to the style of many of its houses and the abundance of trees lining its streets, although Garneau itself is grossly deficient in real parkland.

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The Inhumanity of the Humanities...

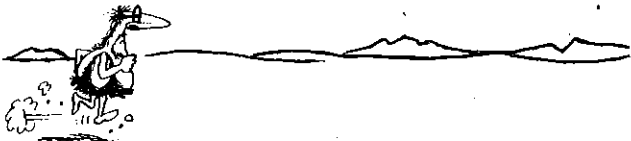
When the Planning and Development Department of the University made its plans for expansion into North Garneau known in 1969, a lengthy debate emerged and public meetings were held. However, the General Faculty Council adopted the plan and since then university expansion has advanced as planned. At that time the university purchased all the land between 110 and 112th Streets and north of 87th Avenue to Saskatchewan Drive. Shortly after, houses were demolished to provide room for the Law, Fine Arts and Humanities Buildings and their accompanying parking lots. Everything was going according to schedule until it began to be apparent that the university was not growing as rapidly as expected. The enrollment as of December 1st, 1972 had declined to 17,757 with the trend giving no hope for soaring to the expected 30,000 in the next eight years. So now the university is in the peculiar position of owning an excess of land not now needed for expansion.

Construction of buildings in the area has stopped and in the interim, the remaining houses have been used for academic purposes, while many have been made available through Royal Trust for rent to students and faculty (you must have a university I.D. card to rent in that area). According to the 1969 plan, these rented houses were planned to be used only "temporarily" and the agreement was made to maintain them at minimum standards, which is becoming the cause of much concern to the tenants who watch their houses deteriorate before their eyes, and who have been left little recourse.

... Now that a review of the long range plan is being taken, and the use of North Garneau for further academic purposes will not proceed, the University nevertheless has created parking lots throughout the area, demolishing houses to do so even though many of the existing parking lots are half empty. The deterioration of the houses lends itself conveniently to demolition and such piece-meal development. The University obtains \$120,000/year in rent from these houses and is using little of this for maintenance of the homes, so that in effect the University has become a "slum landlord", with the future of North Garneau very much in the air.

The area has had a history of a good community spirit (food co-ops, street dances), and this crystallized when in 1971, plans for widening the lanes were proposed. The residents petitioned strongly against it and won. Before this issue had barely cooled, the British Commonwealth Games Committee proposed a bicycle track for the area in the fall of 1972. A small group of concerned citizens once again protested and distributed information sheets and called meetings in Garneau. A core committee emerged to form the North Garneau Tenants' Association which now represents about 80 households and is supported by the Garneau Community League in its submissions to the Senate and the Planning and Development Department of the University.

The Association is primarily concerned with pressing the University to develop North Garneau as a residential area, by demanding that the demolition cease and the remaining houses be rehabilitated. It is hoped that the positive sociological aspects of the neighbourhood be recognized by the University and that responsible growth and redevelopment be encouraged in order that Garneau be used as an example of good planning in a university district.



VALEDICTORY TO NORTH GARNEAU...

Dr. Neal, the vice-president of Planning and Development, has indicated to North Garneau residents that several alternatives lie before the University at this time.

They are to:

1. provide housing in that area by terminating demolition and upgrading those houses worth it;
2. develop an "academic village" by increasing population density, building underground parking, creating a few small HUB's;
3. build new housing altogether;
4. turn the area into a community university park;
5. make it a recreational area with stadiums and parks;
6. build a "small stadium" for the university (a "small stadium" is 4-6 times the size of the Jubilee Auditorium parking lot);
7. provide for commercial development by selling the land and withdrawing altogether so that North Garneau is in effect put up for grabs to developers.

Dr. Neal has assured the residents that the University is open to any other suggestions from the community and that no decision will be made until all the alternatives have been studied by the Department. The 1969 plan has now become obsolete and the Senate in its May sitting accepted briefs from various groups to present to the Board of Governors, who ultimately control university finances and spending. The Senate Task Force on the Future of North Garneau recommended that the area remain under the ownership of the University, that its "distinctive character" should be protected, that the Board of Governors develop a comprehensive land-use plan and that an "energetic process of public discussion" be followed. This is the situation as it now stands, with the future of North Garneau yet largely undecided.



Preservation

REHABILITATION AND REDEVELOPMENT

This branch of planning is a good one to get working with you if you want to preserve your neighbourhood. Firstly, organize a well represented group with elected rather than self-appointed leaders. This seems to carry more weight with City Hall. At this point, some help from City Hall is necessary. Draw up a tentative list of concerns, hopes and plans for the area, then start to form links of communication with City Hall. Start with Clive Rodgers, Superintendent of Planning, and ask him if you might have a person from his Department assigned to the project. In this way, if you start at the top and work down, you will be more free to request a change of personnel if you are not satisfied with the resource person assigned you.

The city receptiveness will be greater if they are involved and they can provide valuable information and advice on procedures and processes of the workings.

REMEMBER:

1. Make sure your group represents the attitude of the majority of the residents of the neighbourhood.



2. Make sure your executive is elected by the residents. This is especially important to Rehabilitation and Redevelopment.

3. Make sure all your members achieve the same level of understanding, i.e. keep communication alive and well, perhaps by street and block representatives for speedy collection and dispersal of information.

4. Define your needs and wants socially and physically. Over define and then you will not keep popping up with new additions later.

5. Involve City Social Service Department for total input. In some older areas, there may be an above average number of single parent families or senior citizens, etc.

6. Have your meetings at night so that you get maximum participation.

7. Keep track of all correspondence and keep accurate files.

8. Keep track of petitions, letters to and from the City, briefs, whatever is applicable and date them.

9. Consider formally becoming a Society. (See box below.)

SOCIETIES' ACT

Once you have set up a neighbourhood group, it is a good idea to incorporate under the Societies' Act. To receive grants from the Government, you must be incorporated. It also seems to give a group more status. It means that no one person is liable in case of financial difficulty or lawsuits.

The fee to incorporate is \$10.00. The only obligation after doing so is to provide a financial statement and list of officers and directors each year after your annual meeting.

One of the major things a neighbourhood can do to preserve the area is to have it declared a development scheme area.

DEVELOPMENT SCHEMES

An official comprehensive plan for the improvement of a neighbourhood can be implemented by the use of a Development Scheme Bylaw. Hopefully before a developer or the City comes to an area with their plan for a high rise or freeway.

A neighbourhood group should attempt to find out about the existing 1) zoning (Planning Department, City Hall); 2) transportation (Engineering and Transportation Department); 3) park space (Parks and Recreation Department); and 4) education facilities (Public and Separate School Boards).

Make an assessment of the total picture and decide what you would like to see changed. Writing it all down helps to make it clearer to everybody. Taking some pictures to illustrate your viewpoint is also a good idea.

Call a meeting of the area residents and present your ideas for discussion. You might have a summary of your ideas for the residents to take home, study and comment on at a later date.

Elect a committee. Self-appointed officials won't do as the credibility of the group could not stand up to criticism if attacked (for example, the Property Owners Association in Canora).

Your committee might want to be incorporated under the Societies' Act.

After you have had some feedback and have redrafted your plans, set up an appointment with the Rehabilitation and Redevelopment Department (ask for Dave McCullagh). Here they can help you with the technical specific aspect of the plans and as advisors, make suggestions concerning the overall picture. At this point, your plans needn't be too compact or comprehensive.

After this meeting you can decide if you want to draw up a comprehensive plan to present to Council. If you do decide to, it would be very helpful to have the Planning Department on your side. There is a good possibility that the Department will not support your scheme as they have their own priorities; unfortunately, they don't have an unlimited budget so that your plan might not be considered as a high priority. Canora now has top priority with the Department. However, if the planners do support your project, then there is a better chance that Council will give it formal backing as they will appreciate the expertise behind it. If Council does support your plan, it will become a Development Scheme Bylaw, which the City is then committed to carry out. Because it restricts the rights of the individual property owner, a Development Scheme Bylaw is not seen as a good idea (and probably will not be approved) unless the proposal has the backing of the majority of the neighbourhood. For example, it could put a freeze on the entire area being considered so that the owner could not sell or change his property in any way (as in constructing a new garage). If there are several small groups in your area trying to do basically the same thing, try to get them together to work out a plan acceptable to all.

Each Development Scheme Bylaw has different restrictions and ramifications. The Canora Development Scheme Bylaw is flexible with the intent of a total programme rather than specific control on a piece of land. As another example, if Strathcona Village were to come under a Development Scheme Bylaw, there would probably be a clause which stated that no existing building could be demolished without special approval - this would be a way of protecting the area. For further details, call the Rehabilitation and Redevelopment Branch.

NATIONAL HOUSING ACT

Amendments to the National Housing Act have recently been passed. As a result, there will be increased opportunities for co-operative housing and for non-profit groups to plan and construct projects. With the redefined Neighbourhood Improvement Programme, there will be increased financial assistance to low-income families and the elderly to assist in up-grading housing in older areas of the City.

There will be funds available for the necessary studies on the selection of areas that should receive housing rehab grants. Studies are now being done on the city as a whole. The planners are not open to having an improvement area suggested to them as they want to determine what the effects of Rapid Transit (?!), new roads, etc., will be on an area before they pour hundreds of thousands of dollars into improving it. Don't worry about this too much, just go ahead and make your plans, then round up some aldermanic support.

To get the funds, your best bet is to contact Central Mortgage and Housing Corporation. They have a person here (Andrea Moen) whose responsibility it is to go and work with your group to help you make maximum use of the services and funds available. Your chances of getting funds will probably be increased if you also go through Rehabilitation and Redevelopment Branch.

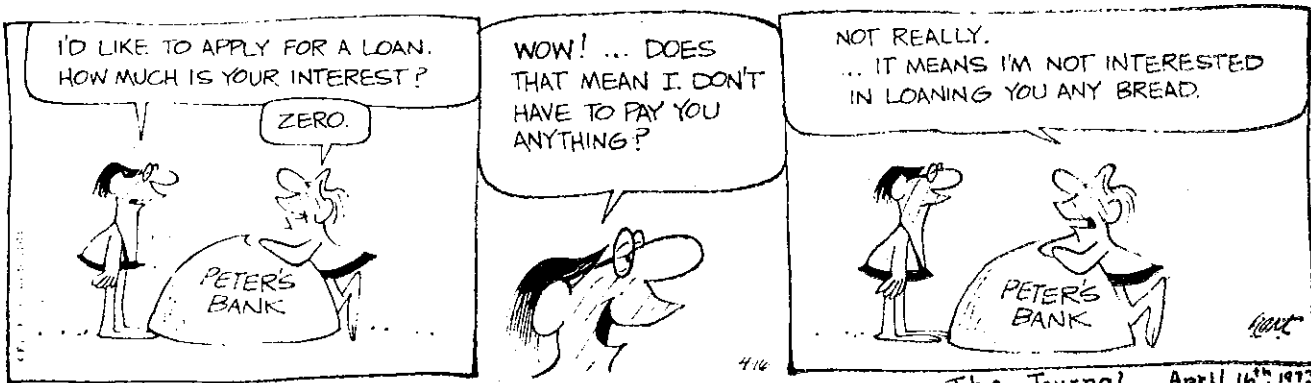
Edmonton currently uses the following as their working definitions of urban renewal.

The urban renewal process involves three basic techniques: conservation, rehabilitation and redevelopment.

(a) Conservation is concerned with getting the best use out of existing facilities. This category includes home improvement, public works improvement and maintenance of community facilities.

(b) Rehabilitation refers to a general raising of environmental standards of areas not dilapidated enough to merit wholesale redevelopment. It may involve the clearance of isolated pockets of blight or other nuisance factors and the provision of adequate community facilities.

(c) Redevelopment is the most drastic and expensive of the techniques used, involving clearance of buildings in order to free land for new development. Action of this kind is only warranted when extreme conditions of obsolescence or incompatibility of land uses demand it.



The Journal April 16th 1973.

CASE STUDY:3

Canora is a good example of an extensive and seemingly successful development scheme area.

THE CANORA RE-DEVELOPMENT SCHEME

The Canora area is officially defined as the area lying between Stony Plain Road to the south, 107th Avenue to the north and bounded on the east and west by 149th and 156th Streets. This area contains a number of different land uses - residential, commercial and institutional but the predominant use is single family residential. There are 556 single detached homes of which 70% are owner occupied.

Formerly part of the town of Jasper Place, the area was developed largely in the years 1944 to 1953 when 55% of the housing stock was constructed. Generally the housing stock is characterized by a substantial number of small houses built of inferior materials and without the benefit of building code regulations. Consequently many residential buildings have an extremely limited economic life and cannot adequately meet the housing demands of the average family. Three storey walk-up apartments have been constructed along 156th Street and it was a rezoning application along 149th Street on May 30, 1969, that prompted planning to take a closer look at the area. It seems that many of the city's major thoroughfares are turning into apartment corridors and they are deciding this is not altogether a good thing.

POST-CHRISTMAS SALE...

On January 26, 1971, City Council authorized the Planning Department to prepare a comprehensive scheme for the area to include and co-ordinate all changes and improvements planned for the area by

the various civic departments. What's more, they were actually going to consult with the area residents in the preparation of a plan! Neighbourhood meetings were arranged in five areas in order to state proposals, find compromises, and generally to see what was acceptable to the majority of residents.

THE LONG, HOT SUMMER...

Within weeks of these public meetings the Canora Neighbourhood Improvement Association was formed on June 1, 1971, at a public meeting. With the city's help, the Canora Neighbourhood Improvement Association prepared a brief stating the needs and wants of the area - input and assistance was given by Parks and Recreation, a community development worker, 2 planners and a university student. There was no formal format - just overall defining. The planners were prepared to implement the traditional renewal concepts such as street closures, fountains, etc., and were extremely surprised to learn of the residents' top priority - paved roads and sidewalks.

Although the Canora Neighbourhood Improvement Association became the official voice of the neighbourhood, there was an attempt by another group (the Canora Property Owners Association) to try to have the area rezoned to maximum density. These were largely absentee landlords, many owning houses strictly for speculation purposes. The Canora Property Owners Association circulated a petition and many of the same people that signed it had also signed the Canora Neighbourhood Improvement Association one and its validity was challenged. However, after many debates, Council decided in favour of the Canora Neighbourhood Improvement Association. The process of rehabilitating Canora was begun.

"I HAVE OFTEN WALKED DOWN THIS
STREET BEFORE"...

BUT NOW THERE IS PAVEMENT.

Street improvements were the most important municipal improvement undertaken. In connection with this, traffic circulation patterns were determined and the main problems defined - one being the use of neighbourhood roads as through streets. The area residents were not in favour of traditional planning approaches such as using street closures, landscaping and pedestrian walkways to solve their problems. Rather, they wanted to retain the use of the streets as they are presently laid out with only minor modifications to discourage through traffic. Therefore, three alternate traffic circulation systems were devised, one of which will be chosen, monitored and analyzed. At a future date the system will be re-evaluated and modified if problems are encountered.

Parkland is slightly deficient having 5.88 acres as compared to the Parks Master Plan standards of 7.50 acres for the area. To make up this deficiency, two residential lots, a former church site and the proposed road closure areas will be implemented.

Housing rehabilitation in Canora is possible because two of the three necessary ingredients for success are already present. First, there is a high degree of home ownership, secondly there is the essential neighbourhood organization. The third, through this program, will be area confidence. Incentives such as low cost loans or perhaps a period of relief from assessment increases due to home improvements will be available for the area.

The Canora Neighbourhood Improvement Association throughout has played a significant role in the development scheme. Within a few months of its initial organization, the Canora

Neighbourhood Improvement Association has drafted a questionnaire and started on a brief based on the response. It arranged publicity through radio and television, held meetings with elected and technical representatives of the City, started a newsletter to inform residents of the plan, and created a street-by-street organization for information dispersal and feedback.

At any rate, the future of Canora has stabilized and will remain an area of single family dwellings, but with an increased sense of pride and confidence in the community.

At any rate, the future of Canora has stabilized and will remain an area of single family dwellings, but with an increased sense of pride and confidence in the community.

permits

DEEPER INTO THE MIST...

Another thing to keep your eye on is the development and building permits that have been applied for. This would certainly be time consuming as someone would have to make trips to 6th Floor City Hall about every two weeks, but it could save a lot of later frustration. Once there, it would only take about five minutes to check them out.

You may notice after a few checks into the development applications that the names of certain developers keep re-appearing. If you want to find out more about these companies, you can look at their files held at the Companies Branch.

COMPANIES BRANCH

This provincial branch has files on every limited company in Alberta. The information included for each company includes annual reports, list of directors and shareholders, financial statements and whether the company is in a state of liquidation or bankruptcy. This is all public information at the cost of 50¢ per company searched. This can be useful if you want to find out the holdings of a company, or its subsidiary companies. Their address is: 9919 - 105 Street (phone: 229-3811).



THE "BIG EIGHT" IN EDMONTON

1. B.A.C.M.
2. Western Realty
3. Alldritt Construction
4. Allarco Developments
5. Maclab Enterprises
6. Carma
7. National Land Consultants
8. Oxford Leaseholds

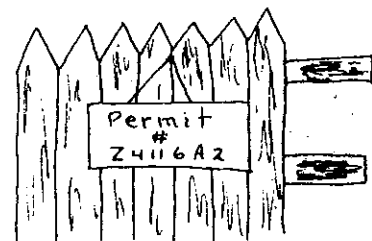


DEVELOPMENT PERMITS

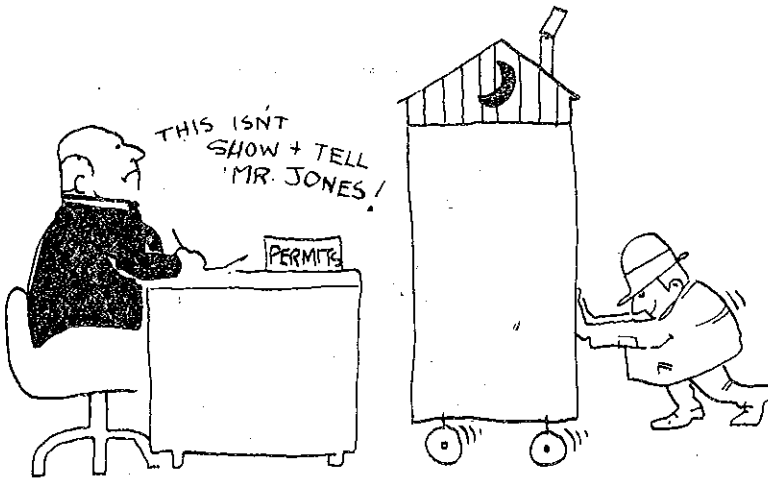
Before any development can take place there must be a development permit issued from the Zoning Department. Zoning pertains to the land but before anything can be constructed or modified, a Development Permit and/or a Building Permit is required. You won't need a development permit if:

1. there is no major change in your building's external appearance;
2. there are no accessory buildings added to a single family dwelling;
3. there are no temporary hoardings (those lovely fences surrounding a construction site);
4. there is no change to certain official or temporary signs;
5. there is no erection of fences;
6. there is no reduction of intensity of use of residential buildings, e.g. changing of suites in an old house back to a single family dwelling;
7. there is no change of an office or store use to another office or store use.

Anything else requires a permit which, of course, has a fee attached. These begin at \$10.00 and go up according to the size and scope of your project. These are obtained from the Zoning Department on the 6th Floor. It is easy to find.



BUILDING PERMITS



Apparently you need a building permit to do almost anything to your house or property except for minor things - you can, for example, lay concrete slabs for sidewalks and a patio, build fences (in certain areas) if they're not over six feet high, make interior alterations up to \$100.00 as long as it doesn't affect entrances or exits, and ordinary maintenance. These permits also start at \$10.00 and go up according to the magnitude of your project. Get them in the Zoning Department on the 6th Floor.

THE CITY OF EDMONTON
PERMIT TO BUILD

1 2 3 4 5 6 7 8 9 10 11 12

EDMONTON _____, 19_____, Zoning Cert/Dev. Permit No. _____ Permit No. _____

Owner _____	Location _____ Zone _____
Address _____ Zone _____	Lot _____ Block _____ Plan _____ Sub. _____
Designed By _____	District _____ Fire Zone _____ Group _____ Type _____
Contractor _____	Occupancy of Building _____
Contractor's Address _____	Name of Project _____
Registered Supervisor _____	
Reg. Supervisor's Address _____	

NC - Time does not permit all details of the plans of this build'g to be thoroughly checked. If contraventions of the B.C. Code are found hereafter, in the plans or construction, such contraventions shall be corrected not withstanding this approval. Bldg. Code Sec. 1.16.

Description of Construction _____ Lot Size _____

Board of Appeals _____ Agreements _____ Certified Survey _____

Size _____ Storeys _____ Rooms _____ Yards: Front _____ R. Side _____ L. Side _____ Rear _____

	Basement	1st	2nd	Roof
Basement				
Footings	Ext. Walls			
Columns	Floor Joists			
Beams	Live Loads			
Stairways	Fire Rating of the following:	Standpipes		
	Vertical Shafts	Wet Dry	Value - - \$	
No. of Exits	Stair Enclosures	Sprinklers	Permit Fee - \$	
Int. Partitions	Fire Doors	Plumbing Fixtures	Water Rates \$	
Int. Lath	Floor Assemblies	Type of Heating	Numbers - - \$	
	Windows	Natural Ventilation		
Ceiling	Chimney	Plans Filed	Total Fees - \$	

This permit is issued subject to the conditions printed on the reverse side.
 Owner or Authorized Agent _____ Building Inspector _____

If someone applies for a development or building permit that is refused because it involves a minor infraction of the existing zoning by-law restrictions, he can go to the Development Appeal Board to appeal the refusal. All homeowners within 200 feet will be notified of his intentions and this is what they or anybody else can do...

APPEALS

DEVELOPMENT APPEAL BOARD

This is located on the 7th Floor of City Hall to the right of the elevator. The Development Appeal Board is established to hear an appeal made by a person(s) whose development permit has been refused for a variety of reasons. These include site coverage, parking allotment, distances from sidewalk, etc.

The Board will hear the applicant who claims that strict enforcement of the development control by-law would cause him unnecessary hardship because of the way he uses his land or buildings or because of the character or location of them. He may also want to use his land or buildings in a way that is not specifically permitted under the zoning by-law but is similar to others already present.

If you are an assessed owner within 200 feet of a proposed development which is being appealed to the Development Appeal Board, you will get an official letter from said board! It will tell you when and where the hearing will be. These are held every Tuesday afternoon. If you want to appear then, you may voice your objections, if any. People not within 200 feet can also voice an objection but must prove it will in fact affect them. The Board is not apt to pay as much heed to them. Letters help too, and this seems to be one instance where if a little is good, a lot is better. Be well prepared and brief - conciseness helps.

There will be about nine Board members sitting at a long table who will question the applicant, and then ask for objections or discussion from others present. You will be asked then to wait outside while they discuss the application and reach a decision. If it is refused the developer may not submit the application again for six months unless there are major changes in the plan. At that time, if it is again refused you will receive a further notice and the whole process can be repeated.



RESTRICTIVE COVENANT

One possible way of protecting your area is to get together with all the homeowners of a certain block of land to put a restrictive covenant on all the property. This has its pros and cons but it could be one effective way of saving an older but full-of-history-and-character area.

A restrictive covenant is similar to a "caveat" in that it puts an encumbrance on a certain block of land. For instance, part of the Hudson's Bay Reserve still bears a restrictive covenant stating that all houses therein must be single family dwellings, therefore protecting the area from higher zoning. The covenant remains standing ad infinitum. If anyone wants to have it lifted, he must go back to the original restricting party. If this person is deceased, he must go to a family member. The Court will sometimes lift a restrictive covenant without this permission.

MODIFY "THEIR" PROPOSALS

If you have even an inkling that a new development is proposed for your area, find out who the developer is. You can find out at City Hall (call Planning, 435-3103, or Property and Building Management, 425-4290) or if the project has already been started, there will probably be a sign posted stating who the developer is, along with a few more goodies about what the development involves.

Get together with your neighbourhood group (hopefully one that has an elected committee as it will give you more credibility) and find out how the residents feel about the proposed development.

If it is generally a mood of acceptance, have the core committee arrange a meeting with the developer and question him on such things as:

- (1) the anticipated increase in traffic flow;
- (2) sufficient parking - you don't want your streets jammed with the development's left-over cars; (both of these apply to apartment buildings and shopping centres);
- (3) shade - how much of your daily sunlight is going to be cut-off because of the new highrise; and how much of your backyard privacy will be left when a 25-storey building is standing above you (relevant mostly to apartment buildings);
- (4) will your existing school and park facilities be overcrowded because of the added inflow of people (any multiple-family dwellings); and
- (5) will there be an excessive amount of lighting and flashy signs because of a commercial enterprise - you don't want lights flashing in your bedroom at 3:00 a.m.

- (6) will trees and other amenities be lost because of the development.

Perhaps your group could give him some suggestions regarding the design of the building(s), the traffic flow in and around it, and the landscaping.

Ask to see his drawings of the project and if possible have an architect (either from the Planning Department or a private one) look at the plans so he can translate them into layman's terms. Then you'll have a better idea of what you are really getting, though usually, what you see is not what you get. →



In 1971 when Batoni Bowlen Enterprises began their construction of College Plaza on 82 Avenue and 112 Street, it soon became evident that they planned to cut down all the elm trees lining 83rd Avenue. The development scheme was drawn up by a planner in Italy, who had never been in Edmonton and knew nothing of the area surrounding the project. Professor Baird, a resident on 83rd Avenue, brought to the attention of Batoni Bowlen Enterprises the fact that a minor architectural change in the planning would save the trees. After months of confrontation with the developer and the City, Professor Baird was able to convince them to leave the trees.

When you go to the developer, be as well-informed as possible about the ins-and-outs of building code regulations, zoning specifications, etc., so that the developer realizes you mean business. Some expertise always helps.

Developers these days are becoming more and more aware of citizen reaction (not necessarily because they want to). Remember, your developer may be very friendly, compromising, and smooth on the outside but he has his own sinister tactics, so don't take everything he says at face value. After you have worked out a few of the details together, draw up a statement of his "promises" and ask the developer to sign it. Then you will have this as a back-up if the promises don't materialize.

If the project includes extensive "City" involvement as well (such as the sale of City land to accommodate it), you might get the developer to use his expertise to push for a few concessions to the community from the City (such as an additional bit of parkland).

It is a good idea to keep up with all the information at City Hall (especially from the Planning Department) concerning the development. You might find out a few facts that the developer "forgets" to mention.

It is certainly an ideal situation if the developer and you, the citizens, do see eye-to-eye. If you don't, though, there are still ways and means of working out potential problems. It is probably not a good idea to ignore or refuse to see the developer if he is interested in talking to you. Then he could say that he tried in vain to get together with you, therefore how can he be faulted for not cater-

ing to the wishes of the people? Do meet with him, but don't spill all your "tactic beans" (such as how you plan to go about defeating the proposal in Council). Let him know what you would like to see included (and excluded) in the project and tell him why you are objecting to his plans. (If it is out-and-out total rejection of the whole idea it will obviously be difficult to defeat). If it is just certain aspects that you object to, let him know what they are. If they are just small details, he might accept them. On the bigger issues, perhaps a compromise can be reached. He certainly isn't going to want the whole neighbourhood to despise him and his expensive development as that looks bad and won't do much for his next attempt to build in the City. It might be worth your conceding a few points too.

Once again, let it be stressed that you have to start early, you can't wait til the project is halfway to completion - it is too late then for positive input and direction.

To protect your neighbourhood from the whims and wishes of all the hungry developers requires a lot of patience and neighbourhood interaction but it can be done if your cooperative efforts are started early enough and are carried through (with vim and vigour!) to the bitter end. You will probably find that this effort is well worth the trouble and that your neighbourhood is a more cohesive area because of it. This will help the next time an issue comes up or you want to improve something. Once a specific issue has been worked through, try to keep your fellow residents together as a continuing community group so that the next time you have a base to start from. It is too hard to start from scratch each time. (See the appendix on Community Councils.)

ARCHITECT'S DRAWINGS

Another target for your expert skirmishers is the architect's drawing. The great welter of plans, sections and elevations is meaningless to the councillors who are not in the building business. They will pretend to give them serious study, but their judgement will be swayed by the architect's drawing. It will be the usually idealized, fairyland picture - one car on the road, one in the car park, two girls in summer dresses, bright sunny day, trees in full leaf, exaggerated perspective. You cannot fight pictures with words. You must get an architectus diaboli

to do an equally accurate drawing with bare trees under a leaden sky during the rush hour, cars jamming in the foreground, washing hanging out, with the paint-work starting to peel and the white stonework staining to grey in patches after a season or two of exposure to smoke and pollution. Yours is likely to be far more truthful. If you doubt it, contrast the architect's drawing of the Whitehall Square complex with the subsequent reality.

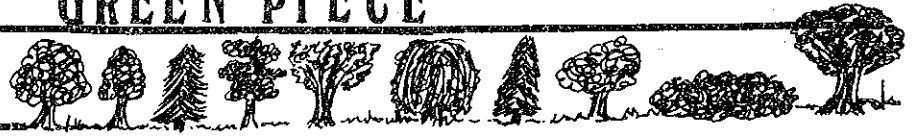
(Taken and modified from The London Sunday Times, January 1972)

DO YOUR OWN THING

section 4

GREEN PIECE

PARKLAND IN EDMONTON



In October of 1970, a preliminary draft of the Edmonton Parks and Recreation Master Plan was presented. It was adopted by City Council in September of 1971. The plan gives an inventory of existing parks and

recreation areas, includes standards and policy statements and attempts to "evolve a major policy, planning, development and financial guideline for providing recreational programs and facilities in Edmonton".

District Name	No. of Neighbourhoods	Distribution of Neighbourhood Parkland	Neighbourhood	Deficiency	Recommended Acquisition	Acquisition Priority
Grand Trunk	6	2.85 acres/1000	No significant deficiencies			-----
Northgate	3	1.95 acres/1000	No significant deficiencies			-----
Beverly	10	.86 acres/1000	Beacon Heights	3.52	3.26	A
			Beverly Heights	5.82	2.55	B
			Crowdale	3.00	indeterminate	B
			Montrose	7.81	2.91	B
			Newton	5.33	5.64	B
Clareview	Pending Subdivision					
Kingsway	7	.67 acres/1000	Central	4.85	indeterminate	C
			Oliver	18.80	indeterminate	A
			Spruce Avenue	5.07	indeterminate	C
			Queen Mary	3.06	indeterminate	C
			Westwood	2.24	3.44	C
Norwood	8	.68 acres/1000	Alberta Avenue	12.85	6.81	A
			Boyle Street	4.20	indeterminate	B
			Delton	3.45	2.88	C
			Eastwood	5.05	4.29	A
			McCauley	6.22	indeterminate	B
			Parkdale	5.95	2.74	B
Coronation	14	1.31 acres/1000	Britannia			
			Youngstown	2.43	2.92	B
			Canora	1.62	2.03	B
			Glenora	1.94	indeterminate	C
			Grovenor	5.02	3.23	A
			High Park	5.89	3.40	A
			Inglewood	4.09	indeterminate	C
			McQueen	3.94	indeterminate	C
			Prince Charles	5.52	1.37	B
			Sherbrooke	1.57	indeterminate	C
			Westmount	2.77	1.05	A
Jasper	Pending Subdivision					
Quesnell	14	1.66 acres/1000	Glenwood	1.90	.83	B
			West Meadowlark	6.99	2.5	A
			West Jasper Place	5.96	2.37	A
University	8	1.22 acres/1000	Allendale	4.32	3.05	E
			Belgravia	4.03	indeterminate	C
			Garneau	14.71	6.90	A
			Queen Alexandra	3.00	2.40	C
Riverbend	Pending Subdivision					
Mill Creek	9	1.08 acres/1000	Hazeldean	6.41	indeterminate	C
			Ritchie	3.66	3.63	B
			Scona	10.22	3.32	A
Hardisty	9	2.08 acres/1000	Gold Bar	5.21	indeterminate	C
			Terrace Heights	5.04	indeterminate	B
Petrolia	10	1.74 acres/1000	Maimo Plains	5.08	indeterminate	A

- NOTES: (1) A complete inventory of neighbourhood parkland and school grounds is included in Appendix 1.
 (2) In some neighbourhoods, parkland deficiencies may be compensated by adjoining District Parks. These neighbourhoods are not included in the above table.
 (3) Additional, small deficiencies of less than 1 acre exist throughout the city. Small amounts of land may be acquired as and when needed in these neighbourhoods to enlarge inadequate sites or to consolidate park areas which are now fragmented by other properties.

Priority A - early 1970's; Priority B - mid 1970's; Priority C - late 1970's and after 1980.



PARKS and RECREATION DEPT.

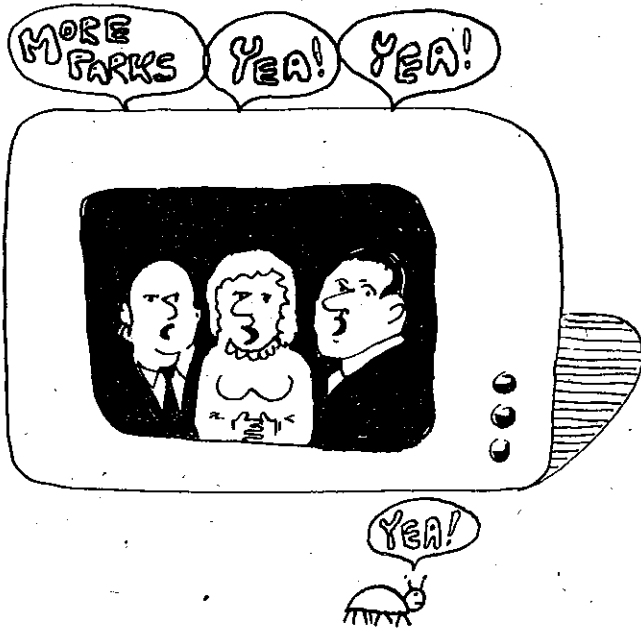


The following is a breakdown from the Parks and Recreation Department's Master Plan of the existing parkland and parkland deficiencies at the neighbourhood level. Remember that included in the Department's definition of parkland are buffer strips, islands, schoolyards, road interchanges and road dividers! It doesn't seem to matter that a buffer strip may be only a few feet wide or that islands are surrounded by constant traffic. If areas have grass, they're considered parkland and are included in the acres shown on the table -- even if the "parks" are dangerous for children to use. However, statistics on deficiency do not portray the quality (accessibility, beauty, interest, value to various age groups) of the existing parks. For instance, there is not a pleasant resting spot the whole of Jasper Avenue from 95 Street to 124 Street.

The Municipal Planning Act specifies that any development in newly subdividing areas larger than two acres must dedicate 10% of the land to schools and parks. An additional 30% is required for roadways, lanes, sidewalks, etc. In practice, the 40% total is distributed somewhat more heavily in favor of parks. An amendment in 1973 to the Municipal Government Act states that in areas which the City designates as "re-development areas", the developer can be made to pay a development charge for the purposes of providing new or expanded park facilities, school grounds or playgrounds. This levy can be up to \$500 a unit on each self-contained unit, or 50¢ sq. foot of each new building, or not more than 10% of the market value of the land being developed. This has not yet been applied as the legislation is too recent, but it does give the City the power to have developers pay for their share of land for public use. Developers argue that this levy, in fact, is simply passed on to future tenants in their rents.

The creation of a park will not come directly from the taxpayers' pocket as the Parks and Recreation Department has money in trust funds for creating parks for various areas in the City; this money is used at their discretion. The chances are that the money will sit there idly until the City is pressured into putting it to use by residents. In the long run, the benefitting neighbourhoods' taxes are apt to be increased slightly because property value will go up as a result of a nearby park. Define what you want as parkland in your area. It may not be a matter of needing more land for parks but how existing parkland is used, how attractive and accessible it is, etc.

If you feel that your neighbourhood is deficient in parkland (check the Master Plan for statistics to back you up) and you feel that land is available for parks, contact Parks and Recreation on the 10th Floor of the CN Tower at 425-7450. The lack of land for parks is probably the greatest obstacle, and you may be told that in order to create a park, people will have to be expropriated and houses demolished in your area. This would be the only alternative if you asked for parks in the traditional sense, but this may not be what your neighbourhood needs. Pleasant small green areas are crucial to the well-being of a neighbourhood and can be created with lesser difficulty than an actual park. Beautification of boulevards, planting of more trees on buffer strips, ornamental small parks, road closures, benches placed in heavy pedestrian areas all are beneficial to residents. An L.I.P. grant enabled Riverdale to create a small "pocket park" which is highly used by residents despite its size. So when you are confronted with the excuse that houses in your area will have to be demolished in order to create parkspace, be pre-



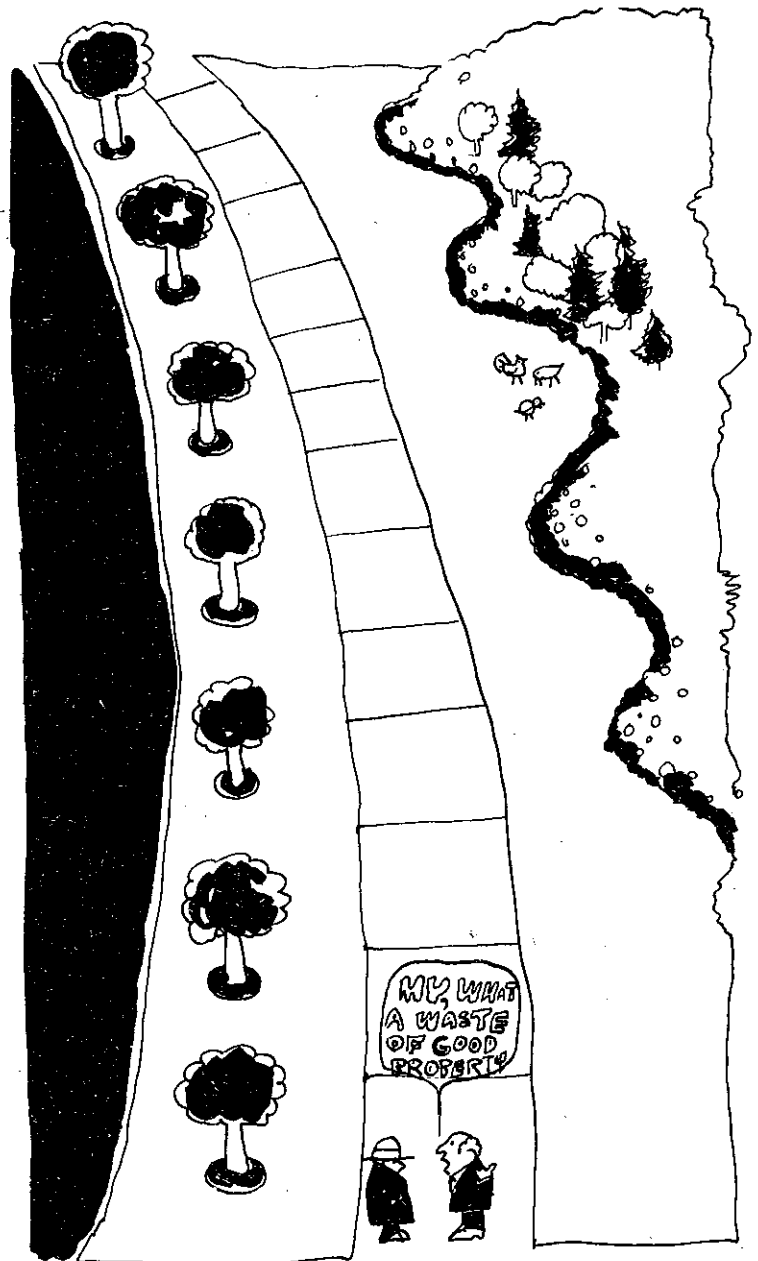
together and build some and then try to get a permit to erect them or apply to the Parks and Recreation Department for some); beautify a buffer strip by the planting of some trees and/or flowers (Parks and Recreation); the removal (by petition) of ugly signs or neon monstrosities that clutter up the area (letter to the Mayor and Aldermen); more interesting or aesthetic lamp standards (Edmonton Power Administration, 425-3177); more easily readable street signs where they are lacking (425-2813); the possibility of having unsightly overhead wires put underground (Edmonton Power, Engineering Division, 425-4232); and so it goes, on and on.

pared to present alternatives such as closure of streets, demolition of shabby commercial or industrial buildings, or the clearing of car lots in your area.

Whether you want a new park or improved use of present "parkland", the best you as a neighbourhood can do is to petition or lobby your aldermen, if you do not get any satisfaction from the Parks and Recreation Department. Make sure that your petition or brief is factual and convincing. Otherwise you will be treated as merely another emotional group who is fighting for a low-priority project, i.e. parks. Timing is also important. If you can make it a controversial issue your lobbying power is strengthened. Use the media as often as you can. Obviously, the best time for pressure tactics of any kind is just before an election.

Chances are that you might want to spruce up your area a bit without undertaking a whole neighbourhood improvement plan.

You might want to consider such things as: additional "just sitting" benches - they don't necessarily have to be in a park (either get



THEM THAT GETS IS THEM THAT HAS

PARKLAND IN GLENORA...

The National Recreation and Parks Association in 1962 recommended that 10 acres per 1,000 population be the standard for parkspace in an urban area and the Master Plan adopts this standard. The recommended breakdown is as follows:

Neighbourhood use....	1.25 acres/1000
District use.....	1.25 acres/1000
City use.....	2.50 acres/1000
Specialized use.....	5.00 acres/1000
	10.00 acres/1000

Statistically, Edmonton seems well endowed with parkland (12 acres/1000)



...AND IN SPRUCE AVE.



primarily because the river valley is publicly owned and used. But serious deficiencies exist in many neighbourhoods, particularly in older areas such as Norwood and Beverly. Some areas like Oliver have few neighbourhood parks except for the area allotted to the Community League. It doesn't take much analysis to see that not only the age, but also the economic status, of a neighbourhood determines the quantity and quality of parkland it contains. What Spruce Avenue has for parkland, Glenora wouldn't consider a buffer strip.

section 5

THE WRONG AND BINDING ROAD

WHEELS AND DEALS

The METS (Metropolitan Edmonton Transportation Study) was released in two volumes in June and December of 1963 and was undertaken to provide an answer to the transportation problem and its relationship to the Edmonton area's future growth and development. Unfortunately, it was done by a traffic committee, technical committee and consultants so the whole thing is very technical and seems much more quantitative than qualitative in terms of free-ways vs. people and communities.

Basically, it made recommendations regarding the highway system throughout the City with a small section on public transit. The "highway system" has four types of roads - here is the Glossary according to Saint METS:

Fortunately, the METS study was deemed in 1971 to be environmentally and economically unfeasible and has been dropped. But funnily enough, the city fathers are still acquiring land according to its major recommendations. Because a lot of land has already been bought and is steadily being bought, according to the METS proposals, it is increasingly becoming one of the "less expensive" and therefore more attractive transportation plans to the bureaucrats. Then with a series of inconspicuous road widenings, we have bits and pieces of expressway, or even freeway all over the city and logically the next step is to hook them all up! And behold - our city is networked with a spider's web of freeways, expressways or whatever with the accompanying bisecting of communities, noise, pollution (both exhaust and visual), land gobbling, parking lots and all the other associated joys.

<u>The Glossary According to Saint METS</u>	<u>Right-of-Way</u>	<u>Lanes</u>	<u>Volume</u>	<u>Speed</u>	<u>Example</u>
Collector Roads	66-80 ft.	2	5,000-10,000 cars daily	30-35	Any small community Road
Major Arterials	80-120 ft.	4	10,000-25,000 cars daily	35-40	107 Avenue from Groat Road - 149 Street
Expressways	135-200 ft.	4 or 6	20,000-40,000 cars daily	40-45	111 Avenue from 109th Street to 124 Street
Freeways	200-300 ft.	4 or 6	45,000-75,000 cars daily	50-60	Capilano Freeway from 101 Ave. to 112 Avenue

For those of you who haven't had the pleasure of perusing this document, the METS Study, the core of the whole thing is the "Downtown Freeway Loop" (hereinafter called the D.F.L.) with five major arterials radiating out like the spokes of a wheel.

See 1980 Traffic Flow Map.

1. The Downtown Freeway Loop

They are now buying land on 97 Street, 110 Street, 98 Avenue, 99 Avenue and 111 Street.

2. The Northeast Freeway

angles north east from the north east corner of the D.F.L. Eventually, it will end in the vicinity of 127 Avenue.

3. The Northwest Freeway

This plan would effectively wipe out about twelve blocks of houses.

4. The MacKinnon Ravine Freeway (Jasper Freeway)

This route would wipe out about 15 or 16 blocks of houses as well as the ravine itself. Even though it has been temporarily halted, we may not have seen the end of this one.

5. The Southbound Freeway

This freeway crosses the river on a new high level bridge just west of the present one. The bridge would extend from about 111 Street on the north to 111 Street and on the south, where it would destroy what's left of Garneau by streaking its way south to about University Avenue.

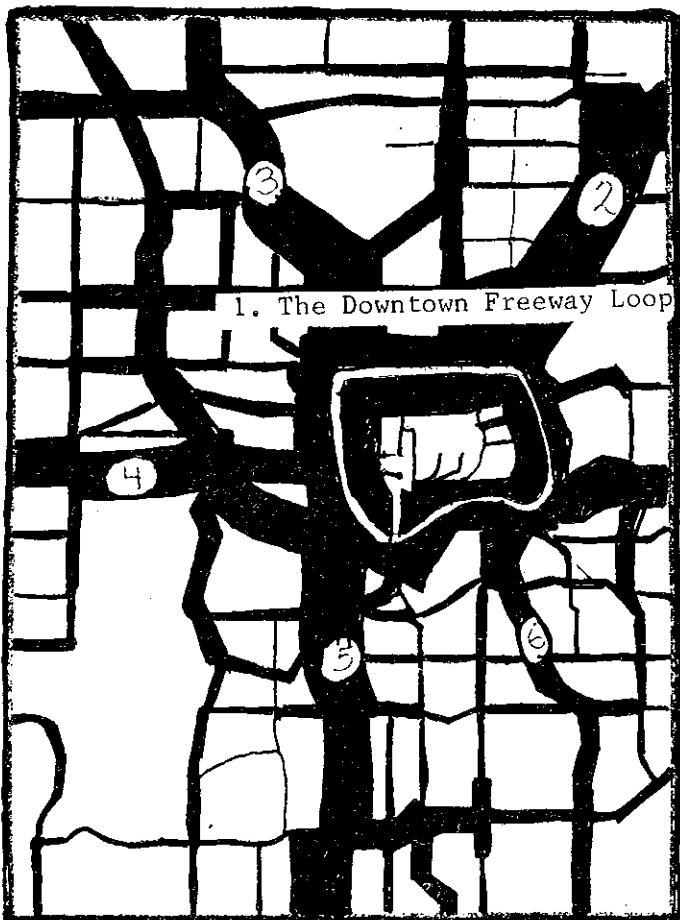
Ultimately, it proceeds south to join Highway 2. Land is being bought on 110 Street in Garneau for this proposal.

6. The Mill Creek Freeway

This one rips up the Mill Creek Ravine, proceeds south on approximately 91 Street where it curves to the west to join Highway 2. One of City Hall's policies now is to run no more new roads through this ravine but since the METS study dates from 1963, they may not consider this a new road.

The possibility also exists of an additional bridge at 105 Street with improvements (widening?) to 104 Street on the south side and the effective erasure of Queen Elizabeth Park. They are already buying land along 104 Street and Saskatchewan Drive for "future widening".

As well, it appears they will be doing something with 97 Street as they are acquiring land along it for "future widening". Possibly a one way pairing of 97 and 96 Streets. No one knows what they are going to do on 82 Street but they are buying land along it too.



PROJECTED TRAFFIC FLOW

TRANSPORTATION PLANNING. (?)

A. City Transportation Act and the Transportation Bylaw

Since the Metropolitan Edmonton Transportation Study of 1963, there have been various papers that have come out of City Hall on the subject of transportation planning for Edmonton.

In 1970, the province passed the City Transportation Act which stated that the province would give money to the City for any "approved transportation facilities". Under this Act, the City was to draw up a "comprehensive study report for the development of an integrated transportation system designed to service the needs of the entire city".

The City complied by passing their Transportation Bylaw 3655 in February of 1971, which includes a map of the arterial roads, freeways and proposed freeways. In the Bylaw's "explanation", it states: "two specific projects which appeared in the Bylaw as previously proposed do not appear in this presentation -- the rapid transit lines and the south approaches for a new 105th Street Bridge -- because of their postponements due to shortages of the necessary capital funds in the immediate, short-term future". Instead in the Bylaw, we see the freeway staging for the Jasper Freeway running through the MacKinnon Ravine, the extension of the Capilano Expressway north of 112th Avenue, the west extension of the Whitemud Freeway and also its winding south to 45th Avenue, two south freeways - one coming up 111th Street and joining 109th Street at 61st Avenue, and one coming up 91st Street which the map shows as ending at 63rd Avenue. The Mill Creek Ravine lies conveniently directly north of this route. Quite a coincidence.

B. The Position Paper

Later in 1972, the Transportation Planning Branch of the Engineering and Transportation Department prepared a Position Paper on the General Transportation Plan. This paper was presented tentatively as a stimulus for discussion and participation by citizens in Edmonton's transportation problems (which need not be listed here). The City Planning Department studied the paper also and were "very much concerned that transportation and land use considerations must be viewed as a total system, ensuring that adequate opportunity be afforded for meaningful public participation in the planning process". This participation took the form of the public hearings held in November of 1972, at which several concerned professional and citizen groups presented their briefs and submissions.

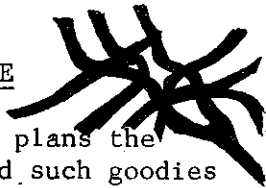
The overall conceptual plan in the paper included the outer ring road, the penetrator roads linking the city's external and internal road system, the inner ring route, the major arterial streets network which is the city's grid street system, the basic rail transit routes, and a public transit network.

It also conceded that roads traditionally have been paid for from the City's general tax base because they are considered "public works" whereas mass transit has been obligated to support itself through its fare system. It suggests therefore that the municipal property tax base can no longer support an adequate transportation system.

C. The Transportation Chapter of the General Plan was finally passed in the summer of 1973. (Bylaw 4133)

The Chapter does not include maps and does not give descriptions of specific transportation plans, but may be useful to citizens as it gives the theoretical position of City Hall on transportation in Edmonton and therefore could be used effectively in argumentation in citizen briefs.

HODGE PODGE



The department that plans the freeways, arterials and such goodies is called the Engineering and Transportation Department, under the leadership of George Hodge. Don MacDonald is the head of the Transportation Planning Branch and helps decide where the roads will go and transportation generally. He is the one to see if you hear freeway rumors floating around your community. More on that later. Within the Engineering and Transportation Department, there are two other major branches - one being Roadway Engineering and Design, which plans the functional design of new roads and revisions to existing ones such as widening, etc. The other is the Traffic Engineering Branch. They do the traffic counts and surveys, design intersections and lights, etc. The head of this one is Bert Huffman and he is the one to see if you have a busy pedestrian crossing and no lights.

FIGHTING THE CONCRETE CORRIDORS...

If you do hear rumors of a freeway through your neighbourhood, there are a number of things you can do, although the Transportation Department is notoriously secretive about future plans. The first thing is a trip down to City Hall to take a look at the 1973 Transportation By-law 4133. Next, you can contact Don MacDonald in Transportation Planning and ask him to show you project planning maps. If you don't like what you see, call your aldermen and start getting your group together. Then find out when the Utilities and Engineering Committee meets and attend. These are supposed to be open to the public.

City land purchases are classified as non-public information until after they have been passed by Council, but they will be in the previous minutes and it might be worthwhile to keep track of just where they are buying land for roads.

February 22, 1973

FREEWAY LOBBY

If we wait long enough, we can always find critical moments when a politician reveals his true colors. Such a moment came for Mayor Dent last Monday night when he was faced with Ald. Evans motion to declare the McKinnon Ravine a park.

Mayor Dent has claimed to be an enemy of freeways, and in particular of the use of the McKinnon Ravine for a freeway. He was given a chance to kill the use of that ravine for the Jasper Freeway by Ald. Evans motion. It was assured of passage because of the absence of two pro-freeway aldermen. Once passed it would have taken a two-thirds vote of council to reverse the decision. The mayor proved that his past position was one of mere political expediency when his bluff was called.

The dozens of families who will lose their homes as well as their quiet residential neighbourhoods to this freeway now know who they have to thank. So do the citizenry of Edmonton who have lost valuable parkland while gaining the key component in a planned truck route through the centre of the city. It takes some pretty powerful incentives for an elected official to close his eyes to all of the lessons of urban decay in North America, and donate his city's future and that of its citizens to the highway and automobile lobby.

Have we misinterpreted your vote, your worship? If so, we would appreciate some enlightenment.

George T.H. Fuller
St. Stephen's College

CASE STUDY: 4

"Whenever you build a roadway, it leads to another roadway somewhere else."

Ald. Hayter

CAPILANO FREEWAY

The Metropolitan Edmonton Transportation Study undertook the assessment of the local transportation problem and ultimately was completed in 1963. It provided this solution --a spider freeway system and associated arterial network which would provide the city with a freeway loop encircling the downtown area, with five major corridors radiating outwards. The Study clearly committed itself to the priority of the automobile as a transportation means, and for years the METS plan was used as a basis for transportation planning in Edmonton. Included in this plan was a "major artery" stretching north on 75th Street, across the river and into Bellevue. It was felt that the east end of the city badly needed another river crossing, and the alternative routes on 50th and 66th Streets were turned down in favour of 75th Street.

SPECIFICS UNSPECIFIED...

On October 19, 1966, the citizens of Edmonton were presented with a city-wide plebiscite which asked, "Should Council pass By-law No. 2789 to borrow debentures \$5,750,000. as the City share of a cross-river bridge and approaches at 62nd Street to arterial standards from 98th Avenue to 101st Avenue, to freeway standards from 101st Avenue to 112th Avenue and to arterial standards from 112th Avenue to 118th Avenue?" The vote was yes - 53,750 to 24,062. The citizens at that time were only vaguely aware of the scope of the freeway, and the only opposition voiced at that time was from west-end residents who felt that their area should get the freeway, and not the east end. No other dissent surfaced. And so the Capilano freeway began.

Shhh!

TOP SECRET...

Unlike matters such as zoning, lane closures and development permits, transportation plans are not widely publicized in the city and often are carried out without the full knowledge and assent of the residents affected. A Journal editorial of August 3, 1971, stated that "a freeway route doesn't have to be advertised so the route can be approved and construction virtually underway before a homeowner realizes his scenic vista is about to become an eight-lane highway." Because of this very secrecy, the citizens were not given full opportunity to demand formal public hearings on the freeway before the project plans were finalized.



To date, the freeway has been completed as far north as 112th Avenue, and is a six-lane divided highway with a 60 m.p.h. speed limit, accompanied by high volume traffic and noise normally associated with such a roadway. City Council has pressed for the extension to 118th Avenue to be completed by the fall of 1973 and construction on this phase began around May of 1972 when the capital budget allowed it \$2,090,000. Approximately 100 properties were needed for this extension and the City acquired them as they became available and in the last few months since the fall of 1972 has resorted to expropriation procedures in some cases.

PEOPLE IN THE "DON'T KNOW" DON'T GET

The methods used by the City in negotiating for the needed land began to draw sharp criticism, particularly from Alderman Una Evans, who, for example, specifically proposed that a set percentage for disturbance allowance be given in every case. As it happened, some residents selling their homes to the City were receiving these allowances while others were not. The City was practising a double standard in which higher prices were paid to sophisticated, articulate home owners than to the less knowledgeable. The rule seemed to be that if you knew about the availability of the allowance and were adamant in demanding it because of the inconvenience in relocating, then you received it, whereas the City was in no hurry to inform those not knowing of it.

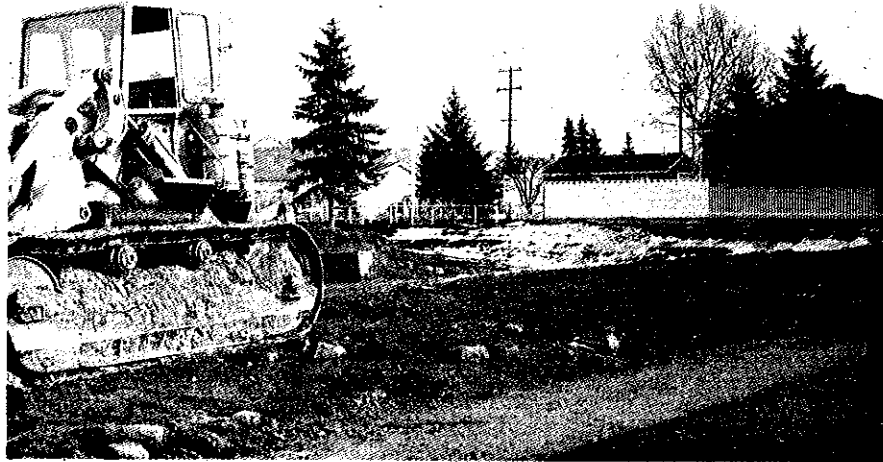
The completion of the extension emerged as a higher priority than the principle of fair dealing between the City and its citizens. The Engineering and Transportation Department was under the pressure of Council's demand for an early completion date, and they in turn transmitted this urgency to the Properties Branch, who "negotiated" with the homeowners.

TRICK OR TREAT...

By this time, everyone was becoming a bit bewildered as to the long range necessity of the freeway after all. The METS plan has become obsolete, and the original plan of having traffic from the south link up with the Northeast Freeway via the Capilano Freeway is no longer applicable, as the Northeast Freeway has been scrapped. It is true that the Capilano Freeway is handling a large volume of traffic a day, but it has been more a case of the City Engineers having created a need and then filling it.



What's new PUSHY - CAT ?



...MEANT RAZERS IN THE APPLES

The residents who have had to sell and those few still remaining who are being expropriated have expressed a bitterness about losing their homes to a project which is proving itself to be superfluous. The City has in turn expressed some embarrassment over it and yet continues to push the freeway north.

According to the functional planning, the freeway will wind westwards slightly as it goes north so that it will be directly in front of the residents along the west side of 72nd Street between 112th and 114th Avenues. These people will be faced with a 6-lane, 40 m.p.h. road at their front doorstep, suffering the effects of a freeway designed with no buffer zone. The Engineers intend to plant a row of trees along the west side of the extension as money becomes available, hoping to compensate for the visual, noise and air pollution created by the freeway.

Subsequent to the functional planning for the Capilano, the

Edmonton City Planning Department in 1971, published a report on the "Adverse Effects of Freeways on Residential Areas", in which one of its major recommendations was that future functional planning studies should be "broadened in scope to include studies on aesthetic, sociological and environmental considerations." The horrendous planning for the Capilano Freeway may have provided the impetus for such a report and such a recommendation. Let's hope the Engineering and Transportation Department heeds the report in the future, but it provides little comfort to the residents of Bellevue who have watched their community be sliced in half by a freeway and who now watch their area to the west being chipped away by the acquisition of properties by the Edmonton Exhibition Association for its expansion.

WHEN IS A FREEWAY NOT A FREEWAY?
BEFORE IT IS LINKED UP TO A FREE-
WAY OF COURSE!

expropriation procedures

It happened to the residents of Bellevue and it could happen to you. Expropriation is a "heavy" that the City lays every once in a while (usually for roads), and you should be acquainted with their procedures. Here's how the game is played:

EXPROPRIATION PROCEDURES

Most answers to land expropriation can be found in the Expropriation Procedures Act in the Provincial Legislature and if you happen to be a lawyer, you should have no trouble interpreting them. If not, here are a few rules of thumb.

The City is supposed to expropriate private land only when the purpose is clearly for essential public use - such as road widenings, freeways and parking lots. The owner could challenge the right to expropriate on two grounds - 1. the value of the land itself and 2. whether or not the land would be put to essential public use. Apparently they would only expropriate land to complete a land assembly if the purpose of the assembly was clearly for public use - as an approved urban renewal scheme? An approved urban renewal scheme would give the city the power to expropriate and then make the land available to a developer. The City obtains two independent appraisals of the property and the owner can obtain his own evaluation at any time. After a "reasonable amount of negotiation" has taken place and it seems obvious that further negotiation is impossible the City gives the owner the higher of the two evaluations. This may or may not include a "disturbance consideration" depending on whether or not one is asked for. If in fact, you mention that you were planning on selling anyway, you likely won't get it. If you were planning on staying in the house permanently and can itemize moving costs, you will likely get it. At any rate, if you don't ask, you don't get.

Some years ago during the course of an expropriation hearing, Mr. Justice M. M. Porter said of the expropriating authority: "Not all robbers carry guns."

and the walls came tumbling down

Demolish a one family dwelling
Lot 11, Block 29, BELLEVUE
11435 - 72 Street

Demolish a one family dwelling
Lot 16, Block 5, R.L. 16 & 18
10337 - 93 Street

Demolish a one family dwelling
Lot 22, Block 31, BELLEVUE
11228 - 71 Street

Demolish a one family dwelling
Lot 13, Block 20, BELLEVUE
11239 - 71 Street

Demolish a one family dwelling
Lot 21, Block 30, BELLEVUE
11330 - 71 Street

Demolish a one family dwelling
Lot 8, Block 30, BELLEVUE
11325 - 72 Street

Demolish a one family dwelling
Lot 6, Block 29, BELLEVUE
11421 - 72 Street

Demolish a one family dwelling
Lot 4, Block 28, NORTH BELLEVUE
11511 - 72 Street

Demolish a one family dwelling
Lot 9, Block 28, NORTH BELLEVUE
11527 - 72 Street

ETC.

hustle ^{YOUR} bus _{TLE}

You may feel that your area lacks a good Public Transit System or that if the system were stepped-up, more people would leave their cars at home, thus alleviating traffic noise, pollution and hazard. Here is how the people in Northeast Edmonton got changes in the Transit System to meet the needs of their community.

One of the most important features of a neighbourhood is the public transit system which serves it. Over 50% of Edmonton's households use a bus or trolley at least once a week. But relatively few of the many thousands of riders have tried to get the Edmonton transit system improved.

SUCCESS STORY

More should because Edmonton Transit System is one department these days which is particularly interested in hearing what citizens have to say on the transit system. To the extent it has the resources, E.T.S. is willing to work with any community or neighbourhood group toward improving local service. For instance, in North Edmonton last year, a couple of meetings were held between E.T.S. and residents of the area. At these meetings, tentative plans for improving and extending the transit system were described to residents. E.T.S. then revised its plans to take into account the residents suggestions. The Northeast Edmonton Ratepayers' Association was instrumental in getting these meetings set up. In the fall of 1973, E.T.S. is planning to work with residents in the West 10 area toward improving service in their area.

Many little things can be done to make the transit system more useful to a neighbourhood: like improving routes, location of bus stops, frequency and hours of service, transferring arrangements, etc.

These in turn make the City as a whole more efficient and pleasant for everybody to live in. If your neighbourhood group is interested in working with E.T.S. to improve your transit system, call 439-4975 and ask for Lew Lawrence of Marketing and Development for the Edmonton Transit System.

For a further description, if you're up to it, see "The Adverse Effects of Freeways on Residential Areas" put out by the City Planning Department in 1971, and "The Immorality of the Motorcar" by the University Practicum. For an excellent study on the possibilities of light rapid transit for Edmonton, see "Light Rapid Transit: the Immediate Answer for Edmonton", put out by the University Practicum in rapid transit.



Public transit operates as a train, and consequently consumes very little land per person. On the other hand it can only function effectively when a moderate bus-load or large train-load of people are going one place at one time; (say to the University or downtown). Calculations vary, but one rapid transit track can accommodate as many people as 15 or 20 lanes of freeway.

--From The Immorality of the Motorcar

No matter how good the Public Transit is (or isn't) in your area, there probably is still a lot of traffic.

If you feel that there is a definite danger to pedestrians because of excessive speeding, lack of crosswalks, "blind corners", etc., you should definitely do something about it. It may be a simple call to Traffic Enquiries (425-2815) or it may require a long, drawn out protest.

Here is what the Westglen Committee for People Safety had to go through!

CASE STUDY: 5

WESTGLEN COMMITTEE FOR PEOPLE SAFETY

For some time, residents in the Westglen School area had been concerned with the safety of children who had to cross two busy intersections of 107th Avenue and 127th Street and 111 Avenue and 127th Street. In the past there had been numerous accidents at these two points as it was found that most cars were travelling above the speed limit. This, it was felt, presented a hazard to main pedestrian crossings. What was wanted was a set of lights at 107th Avenue, a pedestrian bridge over 111th and caution lights at 124th Street and 109th Avenue. These measures were requested but nothing was done. On June 10, 1972, fifty-five parents blocked traffic at 107th Avenue and 127th Street for an hour to protest the absence of lights. Police dispersed them, but pictures were taken of large trucks roaring through, scattering the protestors. The committee wrote to Bert Huffman, city traffic engineer, who promised to study the situation and write them, but they did not receive a reply.

There had been caution lights installed since the demonstration but it was felt that these were not very effective as a speed control and had done little to alleviate the problem. On September 12, 1973, a public meeting was held at the school to discuss the traffic measures. The Aldermen from Wards 1 and 2 were invited to which only Aldermen Menzies and Tanner appeared. Menzies told them that lights would be installed at 107th Avenue and 127 Street but not at 111th, where they still had a commissionaire on duty during school hours. A 1,600 name petition was sent in September 29, 1972 and promises of a light at 111th were made in the 1973 budget.

This light is now installed but new problems have arisen. These are currently being worked out between a concerned citizens' group and the city. Now that there are two controlled accesses to 107 and 111 Avenues, 127 Street seems to have turned into an expressway, bringing about new problems. However, don't let that discourage you as no one can foresee all the consequences involved. If you do make an error, try to get more changes. This can lead to even bigger and better things. Above all, remember - even planners make mistakes. Some of them we have to live with every day.

If you try time and time again through the Engineering and Transportation Department to get a bad situation rectified, and nothing seems to come of it, get your neighbourhood group to take it to your Aldermen, get it publicized through the media, and devise ways of drawing attention to the actual area (make signs, have a "sit-on" etc.) - this way, the general public will get to know about it and perhaps sympathize to the point of giving support. Ingenuity often wins a case. Keep pushing til you are satisfied with the result.

CASE STUDY: 6

HOW THE GREENCH STOLE SPRUCE AVENUE

Here is a case history that is still an on-going issue. It is difficult to know just how and where to fight such issues. Many of the residents were opposed only to the road widening but as there are no formal channels to protest a road widening, they had to attack the "whole bundle".

Bound by Kingsway, Princess Elizabeth Avenue, and 106th Street, is quite a sizable piece of land, about 30 acres in all. This land is being considered as the site for a regional shopping centre, now referred to as Westgreen.

At present, much of this land lies vacant except for a trailer park and two motels. Twenty acres of it was city-owned and the developer was able to purchase it at a very reasonable price - \$2.00 per square foot. There was one hitch though, he had to purchase 31 homes along the west side of 106th Street. (At the time of writing, there is still one hold-out.) This was very convenient for the City as it meant that they didn't have to be the skunks once again and put home owners out to put a new road in. (Remember Capilano?)

The developers (Stewart Green Properties and Western Realty Limited) first started buying up property about five years ago. They first purchased the trailer court and then a motel. That left negotiation for the city land and the houses.

The residents on the west side of 106th Street were not entirely pleased with the tactics of the real estate agent, who informed them that if they didn't sell, the big bad city would come along in a few years and expropriate for the purpose of widening 106th Street.



A meeting, called by a resident in December, 1971, was attended by the developer (Mr. Green) and 60 residents from both the east and west side of 106th Street. The developer informed the people of what was going on and shortly after that dropped the services of the rather shady real estate agent.

The same resident who called the meeting shortly thereafter combed the area and told the residents of the developer's plans and the City's plans (or at least of the plans she was aware of). She said if anyone had any questions to get in touch with her. She spoke to 97 residents and had one enquiry. Apparently at that point the residents were not too concerned.

The developer proceeded to buy up the houses one by one. By all accounts, most of the owners feel that they were paid a good price.

There is no doubt about the fact they got a better deal dollar-wise than they would have by the City if the City had decided to buy them, but the fact remains that many of them would rather have stayed put. Many of them sold because of the tall tales that the real estate agent told them.

In January, 1973, City Council passed recommendations that basically gave the go-ahead to the developer. The completion of the transaction is dependent on:

- a) Rezoning of the property to accommodate the project.
- b) Council action to close the necessary street and lanes.
- c) An agreement, satisfactory to the Commissioners, be executed with the developer covering such items as: architectural and landscape designs, traffic entrance and exits, local improvement changes, continuance of the Walterdale Theatre, utility easements, and a building commitment."

At this point, the residents to the east of 106th Street started getting worried. They called a public meeting in February, 1973, which was attended by about 65 area residents. The City sent representatives from Transportation and from Planning, and the developer was also represented. It was basically an information session but as usual, the City was not exactly enlightening.

Another meeting was called in March. There were about 55 residents in attendance but this time two Aldermen were the question targets. From this meeting, a committee was formed to represent the citizens. The mood was "Down with the Development, especially the road widening".

A few days later, the Westgreen proposal went to the Municipal Planning Commission and it was tabled so that the Planning Department and the developer could convene a public meeting in the area to get citizen feedback.

This meeting was held on May 1st. There were approximately 150 residents in attendance, Walter Badun (a representative from Western Realty), Norman Green, ten

City representatives and two aldermen. A brief was presented by Mike Day in which he outlined the basic concerns of the citizens: 1) the traffic problem -- about 20,000 additional vehicles daily, as well as noise and air pollution, together having a disruptive effect on the community. 2) the loss of three acres of parkland, which could not easily be replaced, 3) the hazard of having a shopping centre on the direct flight path of planes approaching the Industrial Airport, 4) the loss of single family housing, already at a premium and 5) the devaluation of houses left adjacent to the development, as well as the increased pressure for a higher intensity zoning of this area.

Several questions were raised by the citizens, many of which were either evaded or poorly answered by the City. The representative from Transportation basically committed the City of a non-workable road plan. Many of the residents felt that the City had neglected them all too long and that it was time it gave them a say in the planning that would so directly affect them. It was pointed out that the City knew of the proposal long before the citizens became aware of it.

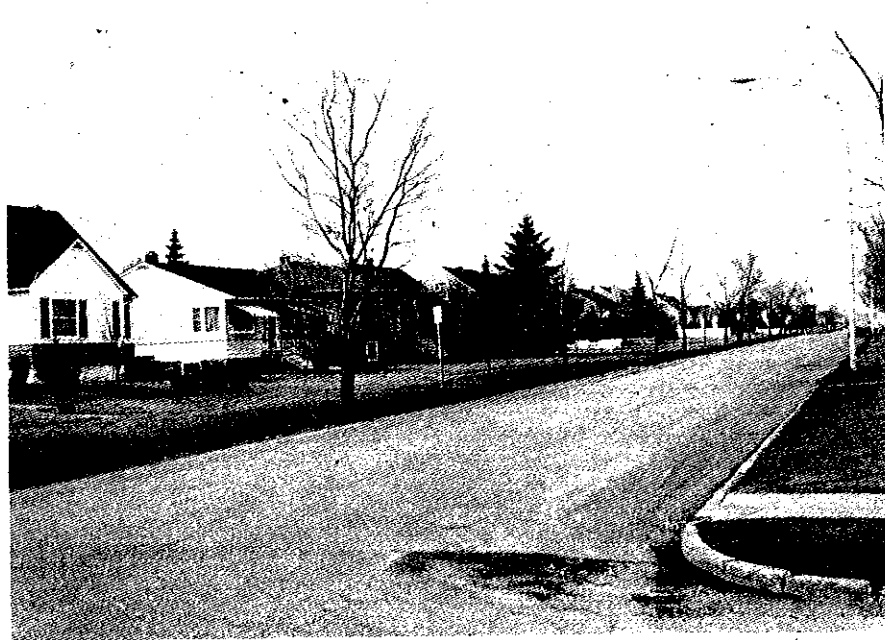
It was this as much as anything that really angered them.

Many of the residents also feel that this site would be much more appropriate for the expansion of N.A.I.T., especially because of the existing Park Plaza. N.A.I.T. says they would rather expand eastward than southward so that their campus will be contained on the north side of Princess Elizabeth Avenue. Simpsons Sears is quite willing to move because they would like to spiffy up their image and Park Plaza is not exactly conducive to this. Poor old Walterdale Theatre still sits in the dark -- nobody even tells them anything.

It is now up to the Municipal Planning Commission to make its recommendations to Council and then it's Council's problems. There is one thing that is certain -- no matter what their decision, it will not please everybody! And you can guess who is most apt to be shafted.

P.S. Westgreen was given the go-ahead in September, 1973, on the condition that the Developer buy up the one remaining piece of property. The citizens' many objections didn't seem to affect Council too much. Those who voted against it were Hayter, McLean, Leger, Evans and Ward.

HOUSES



ON THE «BLOCK»

section 6

GETTING IT TOGETHER : MEDIA

GATHER SUPPORT FROM OTHER NEIGHBOURHOODS BY USING MEDIA AND OTHER NEIGHBOURHOOD GROUPS

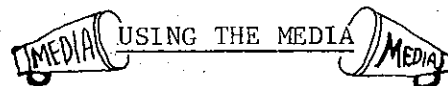
One thing remains perfectly clear. If one strong neighbourhood group can be an effective tool against city or developer inspired abuses, two strong neighbourhood groups are twice the threat and three or more constitute a most effective block of People Power. The point is, what may be a threat to your community could conceivably concern another community further down the road; e.g. the Capilano Freeway involved both north and south Bellevue, but no groups within got together. Montrose was also affected and though concerned enough about the Freeway extension to hold a Public Meeting, did not get together with Bellevue. So... Unite! Search out all the groups and splinter groups in your area and get together. Community Leagues, Home and Schools, Church Groups, single-issue protest groups, any groups you can find will be most helpful in representing the unified voice of the community.

Now that you're all unified, start using all the media available. They are there for your use and publicity is very important. With the media used effectively, other groups in the city can become involved, if they aren't already, because what could happen to your community, could happen to theirs.

It's your media, use it!

CITIZENS RESOURCE CATALOGUE

A good where-to-find-it and how-to-do-it book, is the Citizen's Resource Catalogue. A very handy guide to available things in the city, it covers such areas as resource centres, (WEST 10, Area 13, etc.) basic legal information, funding sources, audio-visual resources, meeting place facilities and publicity. (We lifted that section for this book). They are \$2.50 a copy and are available from the Edmonton Social Planning Council at 10006 - 107 Street. They will gladly send you one. Or more if you desire.



Public Service Announcements:

Any group or organization wishing to obtain publicity may do so by placing a public service announcement, free of charge, through several radio stations and newspapers.

Any announcement made in this fashion, however, must be non-profit in nature, having public appeal and a generally wide range of public interest.

All public service announcements should be typed or neatly written and mailed to the radio station or newspaper concerned, well in advance of the date when it is to be released to the public. The written announcements should include such details as: →

- ①. Date when the announcement is to be made over the radio or in what issue it is to be presented in the newspapers.
- ②. When the announcement is to be made over the radio, the time of day and the number of times the announcement is to be repeated must be stated.
- ③. All information must be clear and concisely presented, giving all necessary information about the function being publicized.
- ④. Also, the name and telephone number of someone whom the radio station or newspaper may contact with regard to the announcement should be given.

The following weekly publications offer this kind of publicity:

Beverly Page

11407 - 50 Street
Letters must be in by Monday morning. 479-3959

The Edmonton Co/op News

12725 - 82 Street
Letters should be in by Tuesday 476-1341

The Gazette

31 B Perron Street, St. Albert
Phone or write in advance
459-7144

Northgate News

Northgate Shopping Centre
Administration Office
Attention: Northgate News
476-3737

Western Catholic Reporter

11645 Jasper Avenue
Write: Date Column,
Western Catholic Reporter
9537 - 76 Avenue
433-6466

Ukrainian News

Ukrainian News 422-5708
10967 - 97 Street
No later than Monday noon

Others:

The Edmonton Journal - 425-9120

Gateway - 432-5168

West 10 - 482-6511

News for Seniors - 424-4721,
423-3770

On Our Way - 467-7332

Edmonton Y.W.C.A. - 422-8176

Poundmaker - 439-7624

The Native People - 482-5811

Sherwood Park Star - 467-3533



The following radio stations offer free publicity to community groups and projects:

CBC - Community Bill Board
CBC Radio
Box 555, Edmonton

CFRN- Daily Diary
Box 5030
CFRN Radio
Postal Station E, Edmonton

CHED- Public Service Announcements
CHED Radio, Edmonton
-- 48 hours advance notice

CHFA- Public Service Announcements
Club Calendar
CHFA Radio, Edmonton
-- French only

CHQT- CHQT Public Service Announcement, 10154 - 103 Street, Edmonton

CJCA- CJCA Public Service Announcement, 10230 - 108 Street, Edmonton

CKUA- Bulletin Board or Community Events, CKUA Radio, Edmonton

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appendix 1

COMMUNITY GROUPS

AREA 14

CO-ORDINATING COUNCIL

1. Estimated population for the area:
39,000.
2. Membership of the Council: Open to anyone who lives or works in the area.
3. Group Leaders:
Chairman - Mr. George Walker
Presidents' Council
- Mr. Andy Antoniuk
- Mr. Jim Hart
4. History of the Group: In 1970 the Presidents Council which consisted of six community leagues in the area, decided that the formation of an Area Council would aid in the co-ordination and implementation of recreation programs and facilities for the community. These community leagues, The Parks & Recreation Department, A University Student, Citizens and various resource people helped to draw up a constitution for the Council. The committee is made up of two community league presidents, school representatives, churches and citizens. In 1971 it was incorporated under the Societies Act.

5. Issues being dealt with: The social concerns of Senior Citizens, the proposed Mill Creek Ravine freeway (a brief protesting it was presented to the City), the building of a rink shell, Local Initiative Programs for the community leagues.

AREA 15

CO-ORDINATING COUNCIL

1. Estimated population for the area:
35,000.
2. Membership of the Council: Open.
3. Group Leaders:
President: Mr. M. Brus (434-1223)

4. History of the Group: They had discussed forming a group ten years ago and formally got involved in the Area Council concept when the Federation of Community Leagues introduced the idea. The Council was formed by calling together representatives from various community leagues.

5. Issues being dealt with: Initially they were concerned with sport and recreation programs only, but now would like to get involved with community control of development in their area. They are opposing the proposed southbound freeway through their community.

AREA 17

COMMUNITY COUNCIL

1. Estimated population of the area:
30,000.
2. Membership of the Council:
Approximately 3,000, members of the community leagues automatically became council members.
3. Group Leaders:
President - Mr. Ian Hamilton (475-3781)
4. History of the Group: It has been in existence for about two years through the efforts of the Parks and Recreation Director who called six community league presidents together to discuss the formation of an Area Council. In the first year it was suggested that the oldest community league would provide the president for the Council. The group meets monthly.
5. Issues being dealt with: This group deals primarily with co-ordinating the traditional work of the six Community Leagues. Lately they have been pressuring the City for a library in the north-east end of the City.

AREA 4
COMMUNITY COUNCIL

1. Estimated population of the area:
30,000 to 35,000.
2. Membership of the Council:
Primarily Community League members.
3. Group Leaders:
Acting Chairmen:
- Mr. Dave Mayzel (Delton)
- Mr. Lorne Maould (Eastwood)
Council office (479-8933)
4. History of the Group: It was established in September 1972 although the concept had been discussed for years. A meeting was held by the Parks and Recreation Department, to which the president's of six community leagues came. Area 4 is still unclear as to formal policy.

5. Issues being dealt with: The Council has applied for, and was granted, a Local Initiatives Project which provided community workers, a Secretary-Treasurer and an office for the area. They are becoming concerned about the low income groups and senior citizens in their area.

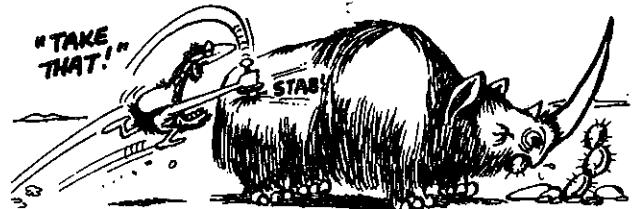
WEST-10

1. Estimated population of the area:
40,000 people in 12,000 households.
2. Membership of the Council:
15 members elected from the residents at a public meeting.
3. Group Leaders:
Chairman - Mr. J.J. Jansen (455-1483); Vice Chairman - Mr. Roger Davis (455-3316) They were elected by residents during a public meeting.
4. History of the Council:

In 1967, Mayor Dantzer called a meeting to discuss Human Resources Development, out of which a Human Resources Development Committee was formed. A planning group was formed later for the purpose of "initiating the necessary discussion, involvement and consultation

to prepare for....a more comprehensive approach to the delivery of services". This group was chaired by Commissioner Hughes. Early in 1970, the Planning Group asked for proposals from consulting firms for the design of a three year pilot project which would implement the aims of the Mayor's Committee report. An interim area council was formed in March of 1971 which consisted of residents in the project area. They incorporated the project as the West Edmonton Social Task Force, and became the Board of WEST-10. The Area Council was formed from citizens at large and several citizen groups which prior to this had expressed interest in the concept of WEST-10. (e.g. - Westmount Action Committee). In the fall of 1971, they began to hire staff, obtained an office building, and formulated their budget. The following year, staff was assigned to the project from seven different agencies and two community development workers were employed.

5. Issues being dealt with: Because of their many services (Student Legal Services, Manpower Office, Provincial Health and Social Development Office, Information and Referral, Action Centre, Parks and Recreation Administration, City Social Services), they became involved in a wide variety of issues. The Area Council encourages citizens to become involved with transportation, zoning and area development, and attempts to integrate and coordinate existing social services in the area.

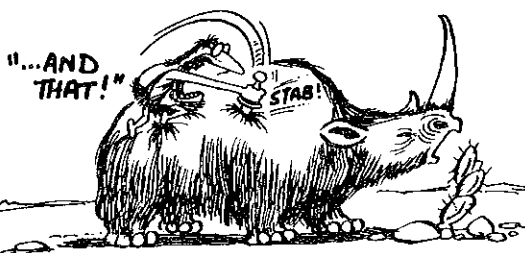


AREA 12 COUNCIL

1. Estimated population of the area: approximately 30,000.
2. Membership of the Council: fluctuates according to the issues.
3. Group Leaders:
Mr. Dick Stockard (439-3835) - Strathcona. Mr. Steve McVittie - Ritchie. Mr. John Kloster - Hazeldean. Mr. Bob McPherson - Cloverdale.
4. History of the Council: About 1968, several school principals and Community League representatives attended a meeting at which they decided to integrate the programs (primarily sport and recreation) of the six communities under an Area Council. They established a Co-ordinating Group with the help of the Parks and Recreation Department, which presently consists of school principals, church group representatives, and presidents or past presidents of Community Leagues. They are not registered under the Societies Act.
5. Issues being dealt with: They began with sports programs primarily but now have extended their concerns. They assist Community Leagues having difficulties with the Parks and Recreation Department in obtaining parkland and also assist communities in pressuring the City for money when needed. They set up an O.F.Y. Project which allowed schools to stay open all summer for community activities, and also organized excursions for those interested in environmental courses. They now have a L.I.P. program and are very concerned with the future of the Mill Creek Ravine.

AREA 13 CO-ORDINATING COUNCIL

1. Estimated population of the area: 33,000.
2. Membership of the Council: Anyone in the area can be a member; number of members fluctuates because of the existence of various ad hoc committees under the Council.
3. Group Leaders:
Co-Chairman - Mr. Gary Caster 469-5146. Board - Mr. Mike Fisher 466-1602. Arena Committee, Mr. John Keats 466-7978, Mr. Mike Gates 469-1010, Ms. Lana Harvey 469-1010. Chairman of Open Door - Mr. Bob Harvey. Chairman of Pool Committee - Mr. Gordon Pollon. Representatives from Community School, Dale Joslin, Doug Miller, - Charles Gilbert, - David Lashman, Jeanne Sadleir.
4. History of the Council: Area 13 was incorporated under the Societies Act two years ago. The group actually took shape in 1967-68 when it started a Family Life Series, one of the projects initiated by a group of citizens in the area. Out of this series developed the concern for teenagers in the community, and later this evolved into the creation of the Hardisty Drop In, which still operates under a committee of adults and young people. The Parks and Recreation Department and the Edmonton Public School Board are directly involved in the program, together with 175 volunteers from the community. Certain members of this larger group became concerned about other issues, and gathered resource people from all over the City (Parks and Recreation, Preventive Social Services, City Social Services, etc.) to organize a Co-ordinating Council. A number of planning sessions were held in 1970, with the inaugural meeting held in March of 1971.



5. Issues being dealt with: From the Drop In Centre, they expanded their concerns to include community services and facilities. They received grants from the Social Services Department for the Open Door which is a community resource centre. They recruit volunteers and publish newsletters to improve communication among the people of the communities. They see their function as co-ordinators and catalysts, rather than actual programmers. Presently they are working to get a public health clinic in the area that will deal comprehensively with the needs of the facilities in the area. The Council would like to see itself develop to be a strong co-ordinating council as Edmonton grows.

MONTROSE COMMUNITY LEAGUE

1. Estimated population of the area:
5,400.

2. Membership of the League: 300 families; \$5.00 per family per year.

3. Group Leaders:
President - Mr. Graham McIvor.

4. History of the League: It was established in 1950 or 1951 with the help of the Parks and Recreation Department who set up their boundaries and made money available to them. In the past it has not been a strong community league but is now getting more support from young families and other people because of the programs and issues they have become involved with.

5. Issues and Programs: Primarily it was set up to provide recreation and social activities. They are going to build a new community hall with the help of voluntary labor from the community. Presently they are concerned about the Capilano Freeway destroying their community and therefore wrote and presented a brief to the 1972 Transportation Hearings held by the City. The housewives in the area have been

able to organize a large protest group over the issue. With increased traffic, the freeway and the aging houses, the people are worried about the future of their homes. There is also concern over air pollution from the packing plants in the area.

GARNEAU COMMUNITY LEAGUE

1. Estimated population of the area:
No accurate figure because of the many high-rises in the area.

2. Membership of the League:
200 Memberships; \$10.00 per family.

3. Group Leaders:
President - Dr. Rankin 433-7457
Vice President - Mrs. Cummings 439-5614
- Mrs. Elaine Watt
439-5614.

4. History of the Group: The League is fifty years old and was formed under the auspices of the Extension Department of the University, which also played an active role in the formation of the Federation of Community Leagues. The membership has declined somewhat over the years because of the introduction into the area of many high-rises with tenants who tend to not be community-oriented and because of a large number of students who are concerned mainly with academics.

5. Issues being dealt with: The League historically has dealt with a variety of issues -- nursery schools, recreation, hockey, playgrounds, etc. Over the years the nature of the area has altered in that there is a lesser number of owner occupied homes, the residents are largely transient and many of the houses have deteriorated. The METS study proposed a freeway through Garneau and this caused many families to move. The League is now concerned with the transportation plans for the area, with the University's plans for North-Garneau, with

the threat of continued building of high-rises because of the R6 zoning, and with the deterioration of the community. They have received LIP grants in the last few years for various projects and would now like to see the creation of an area council representing the local Community Leagues.

EVANSDALE COMMUNITY LEAGUE

1. Estimated population of the area:
8,000 - 9,000.

2. Membership of the League:
453 Memberships; \$15.00 per family per year.

3. Group Leaders:
President - Mr. Jim McMechan 476-1049
Vice President - Mr. Tom Robson
476-9293.

4. History of the Group: In the fall of 1970 a few meetings were held, out of which an Advisory Committee was established to form a League. The Community League is attached to the school and is owned by the School Board. It was incorporated under the Societies Act in late 1971.

5. Issues being dealt with: They have dealt with recreation and the ownership of the Community Rink. Serious problems are arising in the area due to high density caused by the many rental units and apartments in the area. For example, 1200 school age children live in a one-half square mile area. The League is concerned with this and is also trying to establish community use of the school.

HAZELDEAN COMMUNITY LEAGUE

1. Estimated population of the area:
25,000.

2. Membership of the League:
400 Members, \$7.50 per family per year.

3. Group Leaders:
President - Mr. John Kloster 433-0389
Vice Pres. - Mr. Jim Mark 433-8535.

4. History of the Group: It was formed in 1955 when the area began developing. The Federation of Community Leagues and the City Parks and Recreation Department helped in its formation.

5. Issues being dealt with: It has dealt primarily with recreation for youngsters such as hockey, cubs, scouts and brownies. A number of the Hazeldean citizens attended the Parks and Recreation meeting concerning the recreational development of the Mill Creek Ravine. They also submitted a brief to the transportation hearings in November, 1972, protesting the proposed development of 97th Street as a one-way street. The League is inter-related with Area 12 and other community leagues.

CANORA NEIGHBORHOOD IMPROVEMENT ASSOCIATION

1. Estimated population: 3,000.

2. Membership of the association:
Over 300 members.

3. Group Leaders:
President - Mrs. Elaine Dyck 484-3192
Vice Pres. - Mrs. A. Schrayner 484-8669

4. History of the Group: The City of Edmonton's Planning Department came to the Canora district and held public meetings with suggestions for a Neighborhood Development Scheme and with requests for citizen participation. The first meeting was held in February 1971 with successive meetings in April of that year. From these meetings a core group was organized and a brief was written. The Canora Neighborhood Improvement Association has assisted in the implementation of the development scheme and has received co-operation from various City Departments.

5. Issues being dealt with: They are working on the rehabilitation of houses and improvements of parks. They foresee their biggest problem as trying to get grants or low interest loans for people who are presently unable to improve their homes. They are also attempting to stabilize the zoning in the area.

NORTH-EAST EDMONTON
RATEPAYER'S ASSOCIATION

1. Estimated population of the area:
35,000.

2. Membership of the Association:
150 - 160 Members.

2. Group Leaders:

President - Mr. Steve Colby

Vice President - Mr. Jim MacInnes

- Glen Barry

4. History of the Group: The group

has been in existence for about four years when the Londonderry and Steele Heights Ratepayer's Association and the Belvedere and Steele Heights Ratepayer's Association met and found themselves to have similar objectives concerning zoning and housing policy changes for the area. They merged in order to create a strong, single voice for the communities and became incorporated under the Societies Act.

5. Issues being dealt with: They are fighting against the City's proposals for higher density zoning in the area as they already have a lack of parkland, over crowded schools, buses and community facilities.

STRATHCONA HISTORICAL GROUP

1. Estimated population of the area:
20,000

2. Membership of the Group:
70 - 80 people.

3. Group Leaders: They do not have elected officials of any kind but Mr. Larrie Taylor is the employed coordinator of the group.

4. History of the Group: In 1966 the Edmonton Historical Board identified the unique heritage of the Whyte Avenue Area and promoted the idea of Strathcona Village. The Board met with the owners of Whyte Avenue buildings between 103rd and 104th Streets in 1969. The Director of Historical Development and Archives proposed this preservation concept to City Council who referred him to the South Edmonton Business Association for funds. The Federal Government felt the project

was not significant enough to warrant federal funding. An application for an Opportunity for Youth grant by the South Edmonton Business Association was rejected in 1971. The South Edmonton Charette was held in the fall of the same year, at which the people expressed hopes for construction of Historical Strathcona. In 1972, the Public Affairs Committee of City Hall and the Historical Board met with citizens from the area. The steering committee proposed to study, evaluate and recommend plans and policies for the preservation and rejuvenation of old Strathcona.

5. Issues being dealt with: The group is trying to preserve the block between 103rd and 104th Streets on Whyte Avenue as it was originally. The rest of the area they would like to see under renewal to meet some of the school, library and shopping needs for the residents. The area is also threatened by a freeway for which the City has already bought considerable land. There is also increasing speculation in the area.

OLIVER SOCIAL ACTION COMMITTEE

1. Estimated population of the area:
13,000.

2. Membership of the Group: Open to any resident in the area.

3. Group Leaders:
Chairman - Rev. A. Edworthy.

4. History of the Group: Churches in the area have been meeting regularly for five years now for purposes of worship and studies. They began to feel that they needed to express social concerns for the neighborhood also, and thus organized a committee for this purpose. This committee includes not only the churches (Anglican Christ Church, St. Joseph's Cathedral, Robertson-Wesley United Church) but also the Westend YMCA, the Parks and Recreation Department, a representative from West 10, from the Oliver Community League and from the Social Service Department of the City.

5. Issues being dealt with: They are primarily program-oriented rather than issue-oriented. They have organized preschool programs, single parent programs, sports programs and bazaars.

BOYLE STREET
COMMUNITY CO-OP.

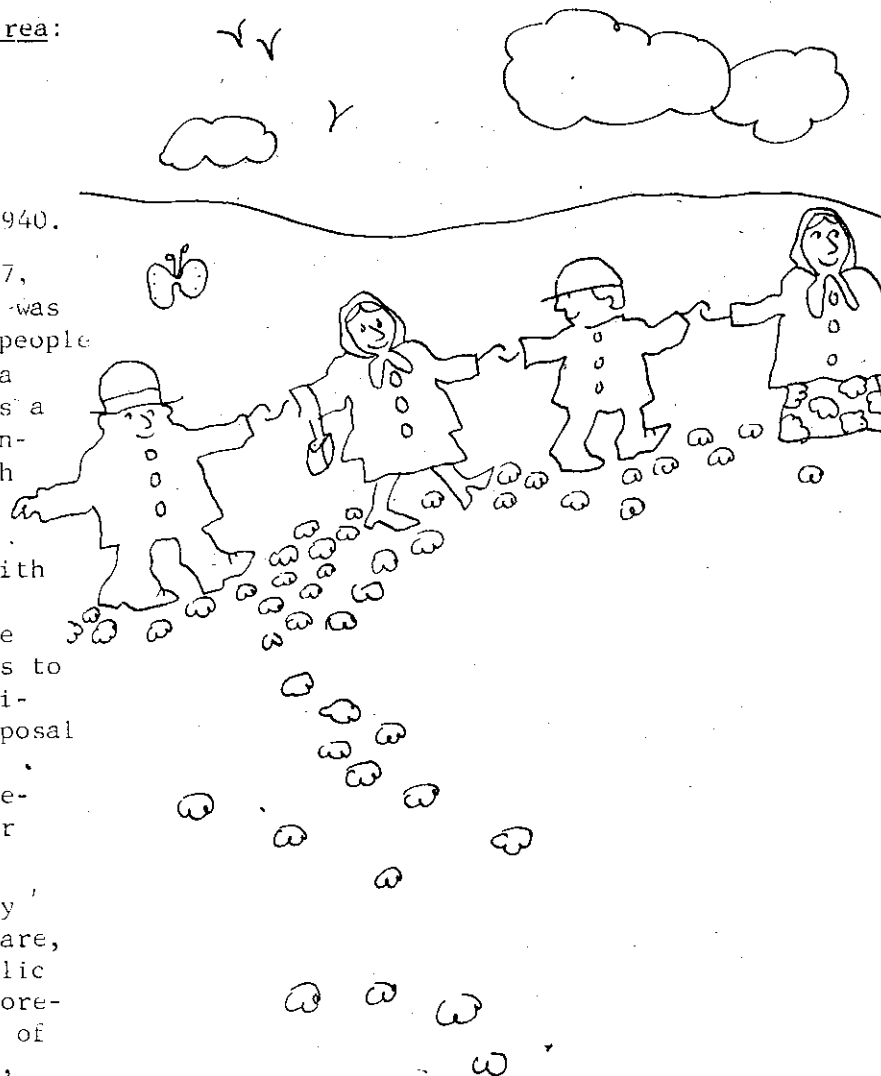
1. Estimated population of the area:
15,000.

2. Membership of the Co-op:
Almost 200 Members.

3. Leaders:
Chairman - Mr. Jack Barton 424-5940.

4. History of the Co-op. In 1967, 67% of the Boyle Street core area was transient people. In 1969, some people working in the area decided that a store-front location was needed as a focus for the people in the community. Involved were a public health nurse, a community worker and the director of the Social Planning Council, a few workers involved with day care, and a community worker involved with native people in the area. They began to hold meetings to discuss the feasibility of a multi-service agency. They wrote a proposal to this effect to the Minister of National Health and Welfare and received funding to hire a staff for the co-op.

5. Issues being dealt with: They are concerned with housing, day-care, drug and alcoholic abuse, and public health. The co-op felt that a store-front location was the best means of getting assistance regarding jobs, legal aid, housing and welfare information and medical aid out to the people. They are also concerned with the condemned houses that still exist in the area and are being used by transients because of the overflow at the hostel facilities, and with housing for senior citizens.



APPENDIX 2

FUTURE OF COMMUNITY COUNCILS IN EDMONTON

If we look at our city, we see a dynamic city that has grown to a population of nearly one-half million people. This growth and associated economic development has resulted in most of us enjoying a high standard of living. All of our institutions and neighbourhoods, however, have not equally benefited from this growth. For example, our city government in many ways has grown more remote from us, less efficient and less sensitive to our needs. Our community concerns must now compete with over 100 other communities. Worst yet, decisions that affect our communities in a highly localized manner are being made in a highly centralized, insensitive fashion. As a result, unwanted development and roadways have been forced upon us, particularly our older neighbourhoods, such as Garneau, Strathcona and Central. Our sense of community identity and individuality has equally suffered as the city has become a victim of bureaucratic "efficiency". The individual differences that once distinguished one community from another have disappeared in "blanket" policies that have rendered our educational systems, the types of housing, even our street lighting equally mediocre. Thus Edmontonians are looking towards local community groups of one kind or another through which to work to improve and preserve their neighbourhood. For example, the community leagues have had a long heritage in our city. For a nominal fee we can become a member, and as such participate in their programmes and decision-making structure. The community leagues are a unique example of decentralization that potentially allow communities to determine the types of recreational programmes they want, albeit they are hamstrung by limited options and

financial support. Nevertheless, the community leagues illustrate in a limited sense "community-controlled" neighbourhood services in partnership with local government.



Recreational services are only one aspect of community life. Community leagues unfortunately have for the most part limited themselves to this area. On the other hand, community leagues could become involved in a wide range of community concern, e.g. education, transportation, employment, health care, housing and so forth. Several community leagues over the past few years have taken on this larger role. This trend can be expected to continue, especially in areas of the city where no other organization exists to perform that function.

Or we could become involved in other community organizations which have demonstrated their concern for a broad range of issues such as those described in Appendix One. There are wide variations in the amount of influence these groups have, in the amount of resources they command, in their permanency and their accountability to the communities they represent. Further, some suffer from limited or exhausted leadership - thus can become convenient vehicles to be used by the city of co-option and community division because these groups lack sufficient co-ordination and sophistication. Nevertheless, these groups have become a significant force in countering unwanted development forces, improving the delivery of neighbourhood services and developing a sense of community pride.

The increasing impact of citizen involvement is not just occurring in Edmonton. In fact, the situation is quite the opposite. Citizen participation has made strong inroads in other Canadian cities.

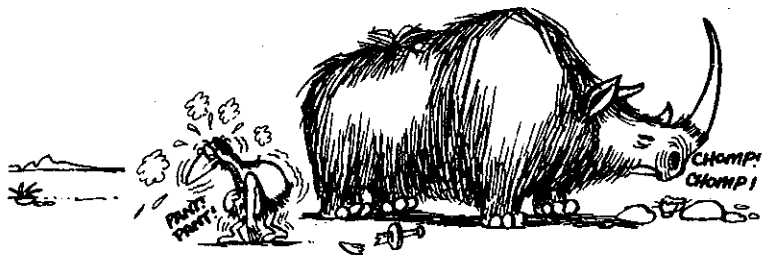
Winnipeg is the only example of a city in Canada where a city-wide system for community councils has been set up. Under the uni-city legislation (legislation under which the various municipalities in Greater Metropolitan Winnipeg were unified under a single, municipal government), the city was divided into fifty wards, each based on a population of ten thousand. The councilmen of three or four wards judged to be a community, form a community committee which has the power to supervise local administration, pass on zoning applications and initiate area planning. Associated with each community committee is a resident advisory group (RAG) which is elected annually by area residents. The resident advisory group is supposed to advise and assist the elected members of the community committee in the performance of their functions. The community committees are required to meet monthly with the resident advisory groups. As this system has been in operation less than two years it is too early to judge how successful this approach is, but on the surface it does overcome some of the weaknesses community groups in Edmonton have had to face: accountability (the RAGs are elected); financial support (funds to carry out their activities are filtered down from the City); and legal influence as well as direct access to municipal government (the RAGs are by statute part of the municipal government structure).

Discussion has taken place over the last several years concerning the proposed development of community councils in Edmonton. The Task Force on Urbanization and the Future,

a task force of the provincial government, recommended in their report on "Urban Government Effectiveness in the Edmonton Metropolitan Area" that community councils be established in Edmonton and Calgary. Their recommendation suggested that community councils be developed for a population of between 10,000 and 25,000 residents.. Their recommendations are given below.

Recommendation #6

The government of Alberta should commit itself to introducing legislation outlining procedures and guidelines for the establishment of community councils in cities. Details regarding these procedures and guidelines should be the subject of a study undertaken before the legislation is introduced; but in general: the community councils should be elected from the community as defined by natural boundaries, should contain a residential



population in the order of 10,000 to 25,000 population, should have responsibility for developing two-way communication between citizens and local government and be responsible for the delivery of certain very local services, and should be funded out of general city revenue accordingly. The legislation on community councils should require that a community council system be instituted by a city if its citizens vote for such in a plebiscite. The legislation should also indicate procedures for establishing individual community councils once a city adopts a community council system and should indicate the degree of commonality which community councils must share in any one city.

This recommendation has not set well with all our elected officials. Ald. Cec Purves, for example, questioned the value of community councils.

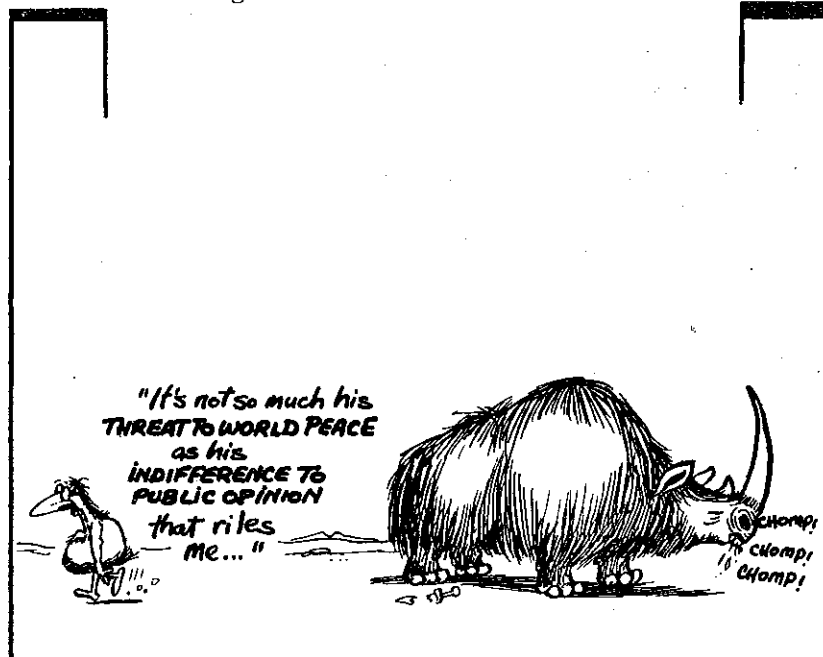
Community groups can nevertheless organize themselves in a fashion that relates to broad-based concerns in their community. These community groups should insist on being consulted, being properly informed on public issues and should take the initiative on community planning.

The impact of community groups has been to sensitize City Government to the desires of citizens to participate in their government. However, the impact of public participation is only gradually beginning to be felt. Until a system is developed that provides legal guarantees that community groups will be involved in decisions that affect them, community groups can expect a constant struggle in their effort to be heard.

The future for community groups and public participation is that as long as community groups continue to press for increased participation, the City Government will slowly respond. The efforts will still be piece-meal and community groups will still be extremely vulnerable. Such an approach will lead to primarily adversary relationships between community groups and local government.

The development of official community councils and the decentralization of decision-making is a

feasible alternative. There are a number of advantages to such an approach. It will lead to a stronger sense of community identity. It will bring local government closer to the people. It should reduce the costs of local government without a corresponding reduction of desired services. It should result in more people taking an active part in their government. It will bring a new level of co-operation between citizens and their government and hence avoid the unnecessary conflicts and confrontations that have resulted when local government has lost touch with the community, e.g. recent transportation proposals and development proposals. Whether or not Edmonton will adopt such a mechanism for the establishment of community councils and the transferring of certain powers and funds to them in the near future is difficult to say. In the United States nearly 21 major cities have developed such mechanisms. In Canada, only Winnipeg has a similar structure. In Alberta, Calgary has considered setting up ward councils as part of their proposed changes in their civic government organization. In Edmonton, well that is up to us.



Frequently called phone numbers
24 hour service

Drainage and Sewer	425-7410
Emergency	911
Power	474-1455
Streets	425-7970
Telephone Repair Service	611
Gas trouble	424-0281
Transit Schedules	439-6363
Water trouble	425-7410

Numbers you may need but can't seem to find -- (Satisfaction not guaranteed.)

Abandoned cars, trucks and junk	424-6411 (City police.)
Assessment	
Information re Property Tax	425-7470
Land assessment info	425-7608
Residential Bldg. Assessment	425-7624
Boulevards	
Dept. of Engineering and Transportation Info	425-2487
Building Permits	
Call the Planning Dept.	425-2898
Buildings that are unsafe and dangerous	425-4286
After hours	424-0555
City-owned property	
Property rentals	425-4292
Claims against the city	425-7646
Eg. - Falling on an icy city sidewalk	
Report as soon as possible	
Crosswalks (if you feel your area needs one)	
Traffic enquiries	425-2813
(they may do a study to see if you do)	
Drainage and Sewer	425-7410
Edmonton Power	
Application for Service	423-2311
Emergency Service	474-1455
Fences	
Call the Building Inspector for disputes as to location	425-2878
Fire Prevention and Investigation	425-7928
Garbage Collection	
General office and Information	425-5997

Heat Maintenance in rented Apt. space	
Heat should be maintained at 70° three feet from the wall.	
If not, call the Health Inspector	425-6099
Icy sidewalks, snow removal and street cleaning	425-7930
Parks	
Parks and Recreation General Information	425-7450
After hours	474-1013
Pavements	
Roadway trouble and complaints	425-7970
Plumbing and gas inspectors	425-2863
Problems with your Landlord	
Landlord and Tenant Advisory Board	424-0521
Traffic Counts and Studies	425-2821
Transportation (E.T.S.)	
Schedule enquiries	439-6363
Lost property - Strathcona garage	439-8126
- Westwood garage	477-2510
Vacant lots	
Privately-owned vacant lots are the responsibility of the owner	
City-owned vacant lots are the responsibility of the Property and Bldg. Management Dept.	425-4280
Water - 24 hour service	425-7410
Chemical analysis	474-8377
Weed and Mosquito control	479-6117
Zoning	
Info on Zoning generally and the specific regulations for your area	425-5916



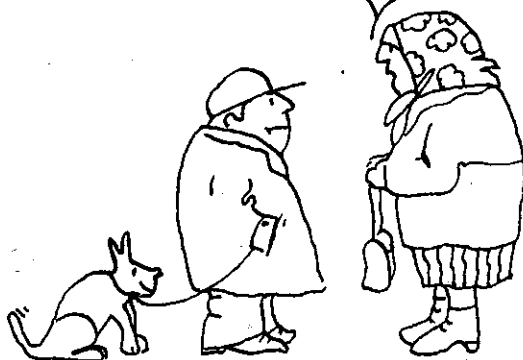
"I'm getting away
from it all.."

"Me too."



EPILOGUE

You are going to achieve success in improving your neighbourhood only through a continuing organization which brings neighbourhood groups together all the time, rather than isolated groups meeting in times of crisis. Unfortunately in this age of high mobility, neighbourhoods rarely develop the unity and closeness prevalent a few years ago. Thus, most neighbourhood groups develop out of a threatening situation or a crisis. If your neighbourhood successfully withstands a crisis, there will be an increased awareness and a far healthier, living, warm, unified community. Perhaps in the future, Edmonton will have various community councils which will help return power to the neighbourhoods.



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