

## Q&A: van Haarlem House

### Is it a halfway house?

No. It is a private rental property.

### What is the property zoning?

The van Haarlem is in a low density residential zone. It is classified as a boarding house. This is in compliance with current Land Use Bylaws because it was grandfathered in as a non-conforming use. As such, it may continue in the same manner until it ceases to be in operation for greater than 6 months, which would result in a lapse of the grandfather clause and it must become a single family dwelling or another approved use in the R-L district.

### How many suites are there?

There are 32 suites.

### What is it like inside?

The 32 suites have communal bathrooms and kitchens. The current owner has improved the property significantly and invested in the interior by remodeling the suites and installing laminate flooring, new paint, new appliances and a new heating system. The building is inspected regularly by Fire Prevention and Health Protection. The landlord has invited the neighbors for a tour anytime.

### Who owns it and where do they live?

Currently the building is privately co-owned by Doug and Ryan Davidson and Louise Dorimar from Calgary. Mr. Davidson resides in Lethbridge.

### Why is there so much traffic around the van Haarlem?

There are a range of frequent visitors to the van Haarlem. There are social agencies that are involved to provide support services to some of the tenants, plain clothed and uniformed police officers make friendly proactive visits, and a variety of health agencies (such as Home Care) are also involved.

### Who lives there?

The van Haarlem is a private rental property and anyone can apply to live there. There is a mix of tenants—some have lived there for well over a decade, while others are newer. The van Haarlem, as a boarding house, provides people living with lower incomes another choice of housing. The tenants are a variety of ages, some of whom are working, some are experiencing health challenges and others are on a form of income support due to disabilities and inability to work.

### What is being done to address some of the social issues the neighbours are witnessing?

The owners of van Haarlem are well aware of the neighborhood issue. They invited the neighborhood to a meeting to discuss the issues and present the current actions that have been initiated. A neighborhood committee was struck and its purpose is to help solve some of the ongoing issues. The owner is committed to this process. The committee consists of:

- Area residents
- van Haarlem owner/landlords
- Pathways to Housing Outreach Team
- Canadian Mental Health Association
- The City of Lethbridge's Community and Social Development Group
- London Road Neighbourhood Association
- Emergency Medical Services/Fire Department
- Lethbridge Regional Police
- Guests as required



The van Haarlem Hospital in its early days

## London Road "Gateway Project" Proposed Development

If a proposed development goes through as planned, the corner of 6th Avenue South and 13th Street South will look very different. A collection of affordable homes and commercial buildings has been proposed for the 13th Street intersection by a local architectural firm. Some of the development proposals include: the removal of the older homes along 6th Avenue to allow for the construction of commercial buildings, refurbishment of London Road Market's exterior, and affordable housing units on the northwest and southwest corners of the intersection.

At the time of printing, the bylaws to rezone the properties and amend the London Road Area Redevelopment Plan were not published on the City of Lethbridge website. We will be discussing the developer's plans at the Annual General Meeting on June 8th. You can ask questions and voice your concerns about these plans at the meeting or by emailing Robert McKay, Senior Community Planner, at [robert.mckay@lethbridge.ca](mailto:robert.mckay@lethbridge.ca). The LRNA will provide a formal response to these proposals, based on input from Board members and neighbourhood residents. The City is accepting comments on the proposals until June 17. Links to these bylaws 5701 to 5705 should be found at <http://www.lethbridge.ca/City-Government/Bylaws/Pages/Under-Consideration.aspx> when they are made public.



London Road Neighbourhood Association



Spring 2011 Newsletter



## PRESIDENT'S MESSAGE

I am impressed just how constructive and energetic the LRNA Board has been through 2010-11. Since last Fall we have been involved with the Brite Lites Festival, one of the coldest years we had to operate the concession. Although we were shorthanded, an excellent job was done. Funds raised were used for the operation of LRNA and we also made a donation to the Soup Kitchen.

For Christmas, we were pleased to have the Blands donate their time and their Annandale house for the Annual Christmas Tour. Again our committee was there to greet and give an extra hand where required and funds were donated back to the LRNA.

In February, Em, our secretary, dusted off the old records of the LRNA, and answered some historical questions that *This Old House Magazine*, New York, had requested. Em did such a wonderful and impressive job on her research and pictures of the neighbourhood that we were nominated as one of the top ten areas to live in Canada. Thank you, Em. This also generated media attention for LRN from CFCN and the Lethbridge Herald! It was great.

We are also involved on a neighbourhood task group to find solutions to problems that have arisen with the Van Haarlem House. This community effort consists of the CMHA, the City, EMS, LRPS, LRNA, local residents and the landlord. Excellent community effort!

Jason took on the City's Pitch In program. We had an excellent turnout and many back alleys were cleaned up. Thanks Jason.

The City and the LRNA are in discussion on the proposed Westwood development project that involves a large scale construction on the four corners at 13<sup>th</sup> Street and 6<sup>th</sup> Avenue.

It has been an exciting year and I've personally learned a lot about our neighbourhood, our community and the city.

Remember, we are always welcoming interested LRN residents to get involved, either by volunteering on special projects or letting their names stand on the LRNA Board. Please plan to attend our **AGM at the Library, Wednesday, June 8 at 7:00 PM**. We will be having elections; if you are interested, take time to introduce yourself to me or one of the Board members.

Sharon Hudemka, President, LRNA

## ANNUAL GENERAL MEETING

The next Annual General Meeting of the London Neighbourhood Association will be held in the *Theatre Gallery of the Lethbridge Public Library*, on *Wednesday, June 8 at 7:00 p.m.* It is a chance for all interested residents of London Road to meet their neighbours and receive an update on what has been happening in the neighbourhood during the past year. A lifetime LRNA membership can be purchased for \$5.

The guest speaker will be City Alderman Liz Iwaskiw. Also in attendance will be Gepke Stevenson, Development Officer for the City of Lethbridge, and Robert McKay, Senior Planner. If you are interested in becoming involved in the Association, please come and see what we are all about! We look forward to meeting with you!

## TO CONTACT LRNA

Neighbourhood current events, member information, past newsletters and other useful links are available on our website: [www.londonroad.org](http://www.londonroad.org)

Email: [more@londonroad.org](mailto:more@londonroad.org)  
Messages or inquiries are always welcome. We will respond as soon as we can.

Be sure to find us on Facebook and Twitter:

[facebook.com/londonroadneighbourhood](https://www.facebook.com/londonroadneighbourhood)  
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## Your Membership is the Strength of Our Community and Our Association

You may inquire online, on how *you* can join the London Road Neighbourhood Association. Better yet, come on out and meet your neighbours at our Annual General Meeting!

London Road Neighbourhood Association

- email: [more@londonroad.org](mailto:more@londonroad.org)
- web: [www.londonroad.org](http://www.londonroad.org)

## HISTORICAL HOME

### FEATURE HOME: RYLANDS HOUSE

This historic home on 12th Street South presents an attractive but unassuming appearance to the outside world. Step inside, however, and you will find one of Lethbridge's most elegant and best preserved interiors from the early 1900s, with original oak floors, dark woodwork and beautiful French doors. The house was built in 1905 for Edwin Ulysses Rylands, one of Lethbridge's most influential early businessmen, who owned the Rylands Block downtown, and ran a quality womenswear and drygoods store from 1911 until 1951.

The one and a half storey Rylands house was designed by architect James MacDonald and has been owned by the same family for 106 years. Joan Croskery, daughter of Edwin Rylands and his second wife, Reuby, was born in the old Van Haarlem Hospital on 7th Avenue, and attended LCI before heading to the University of Alberta for her music degree.

Joan and her husband Robert Croskery (a well-known local artist and art teacher) returned to the family home in 1985 and began a labour of love to restore the house to its former glory. The only major structural change in 1985 was the repositioning of the original 'servant's stairs'. These had led up from the kitchen to the maid's attic bedroom, and, as the home had not had a maid since the 1940s, the stairs were moved to the hallway. The main bedrooms had always been on the ground floor, and in the 1920s, Mr. Rylands added an 'ensuite washroom' to the master bedroom—very unusual for the time. Joan remembers another unusual feature from her childhood: a hand pump in the kitchen dispensed soft water for hairwashing and laundry. This water was collected from the roof, piped down into the basement for storage and then pumped up to the kitchen as required.

The Rylands' home is a London Road treasure. In 1985, a local builder suggested to the Croskerys that they might consider demolishing instead of restoring the house, and building a new house on the site. Bob and Joan declined this suggestion, telling him that they preferred the 'atmosphere' of the old family home. For this, the neighbourhood is very grateful!



## RESIDENT RILES OVER RASCAL RACCOONS

Raccoons have been spotted in London Road Neighbourhood and are raising a ruckus. Who are these rascals? The raccoon is usually nocturnal, preferring to be active at night, and is omnivorous. They will eat almost anything: eggs, fish, mice, French fries, donuts, fruit, plants, insects, and organic waste materials. Raccoons are curious creatures and extremely intelligent—finding solutions to problems (like how to get into your garbage bin) and then remembering those solutions for years. Urban raccoons tend to stay within a territory that they mark as their own and to which they become habituated. Nightly, they travel a regular circuit as they visit the best feeding spots. Raccoons build dens in dry, secure locations and often sleep in garden sheds, tree holes, old garages, abandoned houses, abandoned vehicles, crawl spaces, chimneys, and attics. Dens can be costly to eradicate, and even so, raccoons may return to these same areas if they are not secured properly. Raccoons usually breed in February and March, producing a litter in April, May or June. They wean their young at 10 to 15 weeks of age. Raccoons also establish community latrines. While for some residents, raccoons are not a big deal, other area residents do not like them because they pose a risk of carrying canine distemper, feline leukemia, roundworms (in feces—this can be very serious if transferred to a human), and rabies. They also disturb garbage cans and can make quite a mess.

**Got a raccoon problem?** Here's what you can do. Be proactive by **restricting access to sources of food waste**. Do not leave fruit, pet food or other food or organic materials lying around your property. **Secure your compost bin** so it cannot be accessed. Remember, your household garbage may also provide a source of food for raccoons, so **secure all garbage** in appropriate containers and ensure lids are secured. **Vaccinate your pets** against distemper and rabies. **Keep your cats indoors** to avoid physical disputes. **Deworm** your pets regularly. Protect your children by **covering their sandbox** when not in use to prevent cats and raccoons from using it as a latrine. Try driving raccoons away with **loud noises, flashing lights** and **unpleasant odors** (such as Critter Ridder, which contains ingredients that irritate animals if they touch or taste the product). You can also borrow a friend's **male large breed dog** for several days so he can mark the territory as occupied. If raccoons are digging in your yard or rolling your sod, secure **chicken wire** over the frequented area with pegs. **Limit access** to potential denning sites. Do not try to eradicate raccoons by killing or relocating them, as raccoons are able to increase their rate of reproduction to compensate for your efforts. Relocation is also harmful, as relocated raccoons die within a few months of relocation due to starvation or violence from other raccoons protecting their territory. Relocation also contributes to the spread of disease. The Lethbridge Animal Shelter has traps available for rent.

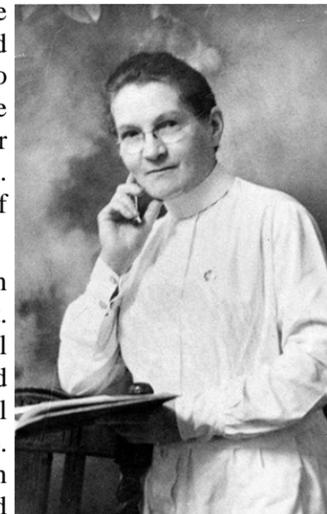
Sources:  
Alberta Institute for Wildlife Conservation, [www.aiwc.ca](http://www.aiwc.ca)  
[http://www.toronto.ca/animal\\_services/raccoon.htm](http://www.toronto.ca/animal_services/raccoon.htm)  
Dr. Rick Rosatte, Ontario Ministry of Natural Resources



## VAN HAARLEM HOSPITAL

The Van Haarlem building was originally the Wimpole Private Hospital in 1911. It was then leased by Nurse Maria Elizabeth Van Haarlem in 1913, who renamed it the Van Haarlem Hospital. In 1919, Nurse Van Haarlem purchased the 27-bed hospital. Over 2000 babies were born in the Van Haarlem Hospital. In fact, the bay window on the East side was part of the maternity ward.

In 1929, the Sisters of St. Martha purchased the Van Haarlem Hospital for \$35,000 and renamed it St. Michael's Hospital in honour of Reverend Michael Murphy, an early staunch supporter and first Board Chairman. In 1931, the new St. Michael's Hospital officially opened at 13<sup>th</sup> Street South and 9<sup>th</sup> Avenue. Nurse Maria Elizabeth Van Haarlem died in Lethbridge in 1945. The Van Haarlem has been used as a boarding house since 1945.



Nurse van Haarlem

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### All I Need To Know About Life I Learned From

#### GARDENING

You always reap what you sow  
The plot always thickens when it rains  
Some people are naturally corny  
Weed out all annoyances in your life  
We've all got our own rows to hoe  
Stay away from seedy characters  
Always try to be outstanding in your field  
It's okay to be a late bloomer  
Keep your hands off your neighbour's peonies  
Sow your wild oats with care  
Some problems are perennial  
It's best to keep mum about certain subjects  
A little manure goes a long way  
One person's garbage is another's compost  
There's nothing more refreshing than a morning shower  
It's important to branch out  
There are some things best left unfertilized  
Remember that life's full of surprises...  
You never know just what might crop up next!



## PAIN FREE GARDENING

- Before you start gardening, warm up your muscles.
- Avoid bending over at the waist. Kneeling, crouching or sitting causes less strain on your back.
- When lifting, use the strength of your legs instead of your back.
- If you feel back strain, take a break. Lie down and try some gentle stretches.
- Don't overload your wheelbarrow.
- Drink plenty of water.
- Try gardening early in the day when you're less fatigued.
- Slap on some sunscreen and wear a hat when in the sun.
- Remember that gardening is a summer-long activity, to be enjoyed and savored...not completed in a single weekend!

### About the London Road Neighbourhood Association

Established in 1974, the London Road Neighbourhood Association is a non-profit association dedicated to maintaining the qualities of the historical London Road neighbourhood that make it one of the finest communities in the City. We work closely with the City and provide considered opinion to changes that may affect and enhance the quality of residency within the London Road area.

The 2010-2011 Board:

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