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Phone: 403.771.8979

www.rrroca.org • info@rrroca.org

Elected Officials



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Email: ward01@calgary.ca
Web: www.calgary.ca/ward1



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FEATURE

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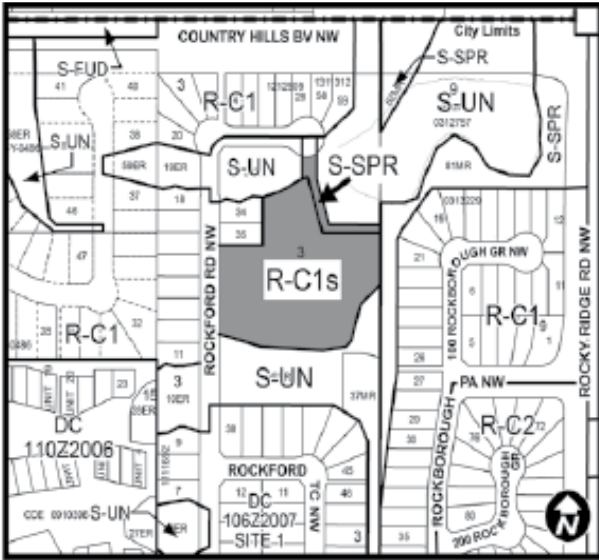
JOEY'S 
RESTAURANTS

Land Use Change at 145 Rockford Road

by Anne Burke

There was an application for a land use change at 145 Rockford Road NW from DC to R-C1s for secondary suites and S-SPR - Special Purpose- School, Park, and Community Reserve. The single family home is on an acreage which allows for development of 10 townhouses. The applicant plans to develop 11 single family homes with a cul-de-sac and walking links north and east.

There were 7 letters from residents with concerns about removal of trees, privacy, and loss of greenspace between the backyards of homes on Rockborough Green and the site. There were no public meetings.



Calgary Planning Commission will make recommendations before the plan is voted on by City Council at a Public Hearing. The area is described as Developing- Planned Greenfield with Area Structure Plan.



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Last 12 Months ROYAL OAK MLS Real Estate Sale Price Stats

	Average Asking Price	Average Sold Price
May 2016	\$592,350.00	\$580,500.00
April 2016	\$549,900.00	\$540,000.00
March 2016	\$567,400.00	\$551,500.00
February 2016	\$488,900.00	\$468,250.00
January 2016	\$569,900.00	\$550,000.00
December 2015	\$474,900.00	\$463,000.00
November 2015	\$629,000.00	\$620,000.00
October 2015	\$574,900.00	\$559,000.00
September 2015	\$509,450.00	\$497,500.00
August 2015	\$619,900.00	\$595,000.00
July 2015	\$612,400.00	\$607,500.00
June 2015	\$569,000.00	\$559,000.00

Last 12 Months ROCKY RIDGE MLS Real Estate Sale Price Stats

	Average Asking Price	Average Sold Price
May 2016	\$684,900.00	\$665,000.00
April 2016	\$659,950.00	\$655,000.00
March 2016	\$584,900.00	\$566,250.00
February 2016	\$699,999.00	\$675,000.00
January 2016	\$462,500.00	\$455,000.00
December 2015	\$475,000.00	\$466,500.00
November 2015	\$549,900.00	\$520,000.00
October 2015	\$499,000.00	\$490,000.00
September 2015	\$614,450.00	\$617,000.00
August 2015	\$559,900.00	\$545,000.00
July 2015	\$539,450.00	\$521,500.00
June 2015	\$507,400.00	\$494,500.00

To view the specific SOLD Listings that comprise the above
MLS averages please visit royal_oak.great-news.ca
or rocky_ridge.great-news.ca

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IN & AROUND CALGARY

Green Cart set to roll out next spring

After a successful pilot that saw a 40 per cent drop in garbage and 89 per cent satisfaction amongst residents, the Green Cart Program will roll out to all single family homes beginning next spring. All communities should have the service by fall 2017. Here are the highlights:

All food, yard and pet waste is accepted in the program.

Unlimited quantity. Use paper yard waste bags for extra yard waste that doesn't fit in the cart.

Green and blue carts will be collected on the **same day every week.**

Black carts will be picked up **once every two weeks on a separate day** since most household waste can be recycled or composted.

Residents will receive everything they need to get started including the green cart, a kitchen pail for collecting food scraps inside the home; a sample of compostable bags for the kitchen pail and yard waste bags. Once service begins, households will pay \$6.50 per month. This charge reflects the savings achieved by changing black cart garbage collection from weekly to once every two weeks.

Green carts go beyond backyard composting

If you're already backyard composting, keep it up. Use your green cart for all the other materials that cannot be composted at home like meat, bones, shellfish, dairy, weeds and pet waste.

Why we need to keep food and yard waste out of landfills

It may be hard to believe, but more than half of residential garbage is food and yard waste. Composting this material is the right thing to do. When food and yard waste is buried in the landfill it releases methane, a greenhouse gas that is 25 times stronger than carbon dioxide. By using the green carts we reduce dependence on our landfills, reduce greenhouse gas and turn food and yard waste into nutrient-rich compost.

To learn more about the Green Cart Program, visit calgary.ca/greencart.

Submitted by The City of Calgary Waste & Recycling Services.



IN & AROUND CALGARY

Stampede Taxi Stands

Stampede taxi stands are designated areas near Stampede Park where taxis will be lined-up to wait for customers. Two temporary taxi stands will operate at all hours during Stampede. These stands are located at the South and North entrances of Stampede Park. The taxi stand located at the North entrance of Stampede Park will provide priority service to people with accessibility needs as this entrance provides the most direct route to enter into the park.

Late Night Temporary Taxi Stands

Within Stampede Park there are multiple entertainment venues. In 2016 all venues are closing at 3 a.m. To accommodate the evening rush two additional late night temporary stands will be established. For details, visit Calgary.ca and search taxi stands.



Historic Calgary Week July 22-August 1, 2016

Please join us for Historic Calgary Week, ten days of free events, presented by the Chinook Country Historical Society. Learn about Calgary's history, culture and community through walks, talks, tours, presentations, museums and family events, held in and around Calgary. See our website: www.chinookcountry.org for the program list.



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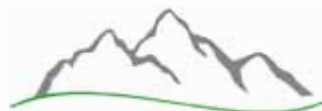
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With a primary focus on customer service, Matt provides expertise in arranging mortgage financing for residential purchases, refinancing and renewals

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CORE VALUES

The values driving Matt Grigg's quality lending services also drive him in his everyday life. He is passionate about building trusting relationships, serving his community and helping individuals reach their real estate goals by getting ahead of the process.

WHAT DOES THIS MEAN FOR YOU?

- Win-Win for YOU: There is no cost to YOU. Matt is compensated by the lender for providing them with qualified business. The fee is the same regardless of what lender is chosen and it is not built into the rate.
- Matt will be YOUR dedicated partner throughout the mortgage process.
- He will provide current information on how mortgages work and what is applicable to YOU.
- Matt will provide proactive solutions to help find a competitive mortgage that works for YOU.
- YOU can have confidence and trust in the results of YOUR unbiased mortgage options.
- Matt will work as YOUR intermediary between YOU and the lender (bank) to negotiate mortgage loans.
- Matt will continue to support YOU beyond the home buying purchase.

WHY UTILIZE A MORTGAGE PROFESSIONAL?

- Benefit from an unbiased advisor. Rather than working for one financial institution, Matt deals with many financial institutions on a daily basis. This allows him to offer YOU more choices and highly competitive options.
- Matt brings expertise, simplicity and a sense of calm to the mortgage process.
- He is a facilitator on your behalf who will also provide current mortgage education along the way.



TESTIMONIALS

"Matt Grigg helped me buy my first home. He led the entire mortgage application process proactively so that I was ahead of the process. Once I made an offer, my side was accounted for and I felt in control as a home buyer. Matt made it easy. I have comfort in knowing he will be there for me when my renewal comes up."

Kyla Workman

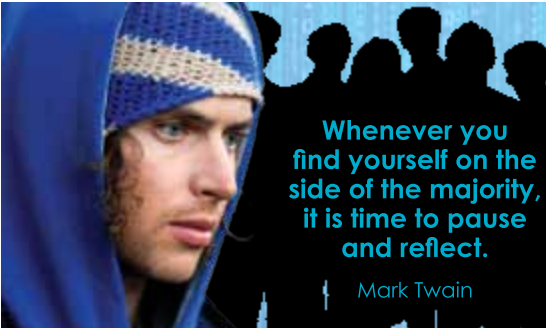


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Mark Twain

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IN & AROUND CALGARY



Chip in Fore Communities and Golf With Us on August 12!

Are you itching for a fun round of golf that includes lunch and dinner, as well as the opportunity to win amazing prizes like a trip for two to Mexico and up to \$15,000? If so, register today for the Federation of Calgary Communities 4th Annual *Chip in Fore Communities* Golf Tournament, presented by Save-On-Foods! The tournament will take place on Friday, August 12, 2016 at The Canal at Delacour Golf Club.

Registration fees are extremely affordable at only \$160 for an individual golfer and a discounted rate of \$600 for a foursome! Your fee includes lunch, a round of golf in a power cart, a delicious dinner, and the chance to win one of many exciting prizes.

Visit calgarycommunities.com/events to register today!

There are 150 community associations in Calgary with more than 20,000 volunteers involved, making it the largest collective volunteer movement in the city! Community associations come in all shapes and sizes, are run by your neighbours, offer you endless opportunities, bring you together as a community, and are dedicated to addressing local issues and ensuring you love where you live. They can be the anchor for community life, but they need support to effectively operate in today's competitive not-for-profit world. The Federation of Calgary Communities is that support organization.

This golf tournament will help raise funds for the Federation of Calgary Communities to continue providing programs and services that help community associations build capacity, support and mobilize residents, be on the front lines of important issues in their community, and improve neighbourhood life in Calgary.

If you have any questions or are interested in finding out more please contact Rebecca Dakin with the Federation of Calgary Communities at communityrelations@calgarycommunities.com or (403) 244-4111 ext. 204.

EMS: Heat Related Illness

With the return of summer weather, Alberta Health Services EMS would like to remind everyone to stay safe in the heat and sun this season. While children and the elderly may be more susceptible to the effects of heat and sun, basic prevention measures should be taken by all to avoid a heat related illness during periods of hot and humid weather.

Heat exhaustion

- Heat exhaustion can occur due to excessive fluid loss during periods of prolonged sweating in a hot and/or humid environment (indoors or outdoors).
- Patients may suffer headaches, weakness, fatigue, nausea/vomiting, thirst, chills, and profuse sweating.
- The patient is usually cold and damp to the touch and the skin may appear pale or dusky gray.

Heat stroke

- Heat stroke is a medical emergency which, without prompt treatment, could be fatal.
- It occurs when the body can't cool itself naturally (e.g. perspiration). The body's temperature will continue to rise to dangerous levels.
- Due to severe dehydration and the inability to sweat, the patient may appear flushed, and skin may be hot and dry to the touch.

First aid

- First aid for all heat related illness begins with removing or sheltering the patient from the hot environment.
- Remove excess or tight fitting clothing, and allow them to rest in a cool environment.
- If the patient is conscious and alert, provide suitable fluids such as: water, juice, or a sports drink.
- If you are concerned, seek medical attention or call 9-1-1.

Prevention

- Stay well-hydrated by drinking plenty of water.
- Be aware that excessive alcohol consumption will promote dehydration.
- Always wear a broad brimmed hat to keep the sun off your face and neck.
- Apply waterproof sunscreen with an SPF of 50+, especially for children. The sun's UV rays peak between 10am-4pm, even on cloudy days.

IMPORTANT CHANGES TO TAX-EXEMPT WEALTH TRANSFER STRATEGIES

On January 1, 2017, the federal government is amending regulations that will significantly decrease the tax efficiency of current "wealth transfer" strategies.

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M.C. (MIKE) MACOUN, CLU, CHS, TEP
Vice-President, Estate Planning Specialist



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Royal Oak / Rocky Ridge
mybabysitterlist

Name	Age	Contact	Course
Amber	14	587-349-4855	Yes
Teagan	14	403-400-3438	No
Opey	21	403-975-2600	Yes
Angela	30	403-869-8453	No
Cecile	48	402-827-2782	No

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Calling All PARENTS
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Disclaimer: We recommend for your own peace of mind that references be checked when choosing your babysitter. This babysitter list is provided as a service to the community and is governed by the terms & conditions outlined at mybabysitter.ca.

IMPORTANT NUMBERS

ALL EMERGENCY CALLS	911
Alberta Adolescent Recovery Centre	403.253.5250
Alberta Health Care	403.310.0000
AHS Addictions Hotline	1.866.332.2322
ATCO Gas – 24 Hour Emergency	403.245.7222
Calgary HEALTH LINK 24/7	811
Calgary Police – Non Emergency	403.266.1234
Calgary Women's Emergency Shelter	403.234.7233
Child Abuse Hotline	1.800.387.5437
Kids Help Line	1.800.668.6868
Child Safe Canada	403.202.5900
Distress/Crisis Line	403.266.4357
ENMAX – Power Trouble	403-514-6100
Poison Centre - Alberta	1-800-332-1414
HOSPITALS / URGENT CARE	
Alberta Children's Hospital	403.955.7211
Foothills Hospital	403.944.1110
Peter Lougheed Centre	403.943.4555
Rockyview General Hospital	403.943.3000
Sheldon M. Chumir Health Centre	403.955.6200
South Calgary Urgent Care Health Centre	403.943.9300
South Health Campus	403.956.1111
OTHER	
Calgary Humane Society	403.205.4455
Calgary Parking Authority	403.537.7000
SeniorConnect	403.266.6200
Calgary Kerby Elder Abuse Line	403.705.3250
Alberta One-Call Corporation	1.800.242.3447
City of Calgary	311
Kerby Centre for the 55 plus	403-265-0661
Community Mediation Calgary Society	403.269.2707
RNR Lockworks Ltd.	403.479.6161
Road Conditions – Calgary	511
Weather Information	
Gamblers Anonymous	403.237.0654

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Deadline – 1st of each month for the next month's publication
Contact news@great-news.ca

- ◆ Free announcements: lost/found, household items for sale, wanted, garage sale, student/senior services, etc.
- ◆ Forty word limit

Calling All Neighbours!

To have your Family profiled (Story and Professional Pictures) in the next edition of this Community Newsletter, please send us an email to RO@great-news.ca

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Calgary.ca/ward2

Facebook: Joe Magliocca • Twitter: @Joe_Magliocca

Happy Canada Day! Throughout the summer months, The City of Calgary will be making numerous community improvements throughout Ward 2. Some of these projects include new enhanced crosswalks, road repairs and parks projects. As always, please feel free to contact our office via www.joemagliocca.com and send us a webmail on your priorities, opinions and any other suggestions you have to improve our community. One issue that I have been receiving a lot of feedback on has been the fees for the new Green Cart Program. The Green Cart Program fees were approved at council on May 30th, 2016. I voted against the fees for this program as I believe that there could be greater efficiencies found within the program and that there are other options available to finance this program. I do support the concept of the Green Cart Program and increased waste diversion. Our current waste facilities are reaching their capacity and the cost to taxpayers to acquire new waste management facilities or export waste to other municipalities would be significant. It is estimated that the cost of a new waste management facility would be in the hundreds of millions of dollars. That is why waste diversion is crucial to reduce this type of cost on the taxpayer. However, I believe that the Green Cart Program could have been more flexible, more affordable and designed to be tailored to the specific needs of Calgarians. For more information on this program see: www.calgary.ca/greencart.

Joel's Tips:

Please join me at our Ward 2 Community Stampede Barbeque on Sunday, July 10th at the Symons Valley Ranch between 11am – 2pm. There will be free burgers, beans and great stampede style entertainment.



COUNCILLOR, WARD 1 WARD SUTHERLAND

P.O. Box 2100, Station M Calgary, AB, Canada T2P 2M5

Phone: 403-268-2445 • Fax: 403-268-8091

Email: ward01@calgary.ca

Web: www.calgary.ca/ward1

Summer has arrived. Ward 1 is fortunate to have several notable parks in its communities. Pack a lunch and enjoy a picnic while it is nice outside. Take a stroll through your community park at the 12 Mile Coulee Natural Environment Park, Bowness Park, Shouldice Park, Baker Park, Bowmont Natural Environment Park, or the BirthPlace Forest in Silver Springs.

Parks are an essential part of quality urban living. We use our parks for sports, festivals and exercise as well as for quiet respite and enjoyment of nature. Great parks contribute to healthy communities and a high quality of life in Calgary. **If you have a dog, let's remember to take care of our precious parks by picking up after your pet.** Get involved and learn how you can educate other dog owners by signing up for the Off-leash Ambassador Program or attend a Pick Up Pooch's Poo Yourself (P.U.P.P.Y.) program. Contact the Ward 1 Office at ward01@calgary.ca for more information.

Some of the parks are still in various stages of restoration, repair and growth. Note that Calgary Parks has created a Pathways & Trails 2016 Work Plans Map. This map details the proposed locations of work for 2016, includes work for future years (2017+), and shows locations completed in 2014 and 2015. As well, the map shows existing pathway lifecycle projects as well as new missing link connections. The "live" document that will be frequently updated so check the list periodically throughout the year to keep up-to-date and current at www.Calgary.ca.

Want to know more about municipal and community updates in your community? Sign up for Councillor Ward Sutherland's community e-newsletter at www.WardSutherland.com

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your COMMUNITY business of the month

Royal Vista Dental Clinic

Royal Oak-Rocky Ridge Community

At Royal Vista Dental Clinic, we work hard to make your visit with us as quick, thorough, and pleasant as possible.

Located at #210, 8730 Country Hills Blvd. NW, Dr. Matthew Karavos and the entire team here at Royal Vista Dental Clinic are committed to offering innovative service in a relaxed, friendly environment that is close to your home.

We are pleased to offer a full range of dental services and options for your family, including:

Family Dentistry

At Royal Vista Dental Clinic, our smallest patients are one of our biggest priorities. We want to teach kids the importance of brushing and flossing their teeth daily in order to maintain their sweet smiles.

Oral Hygiene/Cleaning

Preventative dentistry is our priority, and setting you up with the best brushing and flossing habits is the first step to a healthy smile. At Royal Vista Dental Clinic, your regular oral hygiene visits play a big role in our commitment to your ongoing oral health.

Sedation Dentistry

Do you get anxious or nervous about dental procedures? Many patients choose Sleep Dentistry to feel more comfortable during cleanings and procedures.

Smile Design

Smile design is cosmetic dentistry that uses crowns, bridges, and veneers to create your dream smile. And over the years that we have been doing cosmetic dentistry and Smile Design, we have seen the major differences in personality and boosts in confidence in patients that have walked out of our office with a new smile.

Teeth Whitening

Our team at Royal Vista Dental Clinic can enhance your smile by removing or reducing stains on your teeth, lightening them for a more attractive appearance. The

difference is amazing – and it can be done in as little as one appointment!

Custom Mouth Guards

Every summer we see many patients come in after breaking teeth playing sports. Don't allow your precious teeth to become unnecessarily damaged. Be proactive about protecting your teeth from injuries while playing sports with a comfortable custom mouth guard.

Denture Services

Do you need dentures or have an issue with your current denture? Our team can fit or repair your denture so you can get back to eating, drinking, and living life to its fullest!

In-house Orthodontics

Get all of your orthodontics taken care of at one location with convenient hours. Our team can help patients of all ages achieve their perfect smile through braces and Invisalign.

Come on by to check out the office and chat with our staff about your oral health needs. We're always accepting new patients and look forward to meeting you!

Services provided by general dentists



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403-234-8111

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2016 STATS	ROCKY RIDGE SALES	ROCKY RIDGE AVG PRICE	ROYAL OAK SALES	ROYAL OAK AVG PRICE
Bungalow	3	\$674,167	4	\$561,850
Two Storey	29	\$656,283	44	\$559,901
Two Storey Split	0	-	1	\$680,000
Split-Level	1	\$444,500	1	\$410,000
Townhouse	12	\$328,454	15	\$350,189
Condo	5	\$294,360	13	\$248,231
Villa	1	\$482,500	0	-
TOTAL SALES	51		78	
Avg days on Market	43 days		42 days	

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\$1,249,900

61 Rockcliff Heights NW

- Crystal Creek 5 bedroom two storey
- finished walkout, 3 car garage, spec home
- extensive upgrades & extras, cul-de-sac

TEXT T862767 TO 85377



\$459,900

90 Royal Elm Road NW

- Excel Homes 3 bedroom+loft two storey
- great room with fireplace, white kitchen
- finished walkout, close to LRT & ravine

TEXT T855813 TO 85377



\$699,900

135 Valley Ridge Green NW

- upgraded 4 bedroom+den two storey
- heated garage, A/C, granite & hardwood
- newer roof, finished walkout on golf course

TEXT T971207 TO 85377



\$949,900

26 Rock Lake Heights NW

- Crystal Creek 4 bedroom+den two storey
- walkout on pond, hardwood & granite
- bonus room, 3 car garage, July 2016 poss

TEXT T922527 TO 85377



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\$375,000

7 Royal Birch Mount NW

- former showhome, 2 bedroom townhome
- maple kitchen, hardwood & granite, A/C
- end unit, 2 car garage, walk to shopping

TEXT T866888 TO 85377



\$759,900

11 Tuscany Estates Close NW

- upgraded 4 bedrooms up+den two storey
- hardwood & tile, rare 3 car garage
- bonus room, maple kitchen w/granite

TEXT T980705 TO 85377



\$549,900

286 Royal Birch Way NW

- spacious 3 bedroom+flex room two storey
- granite & tile, former Shane showhome
- bonus room w/ wet bar, maple kitchen

TEXT T819936 TO 85377



\$1,100,000

303 Tusslewood Terrace NW

- Crystal Creek showhome, 3 bedroom+den
- 3 car garage, extensive upgrades/extras
- cul-de-sac, bonus room, 2nd floor laundry



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