



the belgravian

November 2018

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Belgravia Community Hall

11540 73 Ave
Edmonton, AB T6G 0G1
BCL is a member of the Edmonton Federation of
Community Leagues (www.efcl.org)

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Next Submission Deadline:

Nov 19, 2018

Banner Photo:

Belgravia School students participate in the Terry Fox Run.

City of Edmonton's Integrated Infrastructure Services Concrete Maintenance Guide

- Using salt or deicers during the first winter after your concrete has been poured can cause scaling, crumbling and deterioration. Use sand, rock chips or kitty litter instead, or consider using another product recommended by the experts.
- Control Plantings - Trees, bushes and other plants can cause problems if they are planted too close to your sidewalk or driveway. Roots can grow up through the cement, or even raise the concrete, cracking it and causing it to break off and crumble.
- Clean Up Spills - Using a pressure washer to spray and clean the area immediately after spilling oil, gasoline, grease or other stains is the best bet for removing these types of stains. Act fast to prevent permanent staining.
- Avoid Heavy Loads - Keep heavy trucks and equipment off your driveway. Although concrete is durable, residential driveways are not meant to support heavy vehicles and large equipment.
- Snow Removal - Use care when plowing or shoveling your driveway or sidewalk. Lift the blade up so that the blade does not scrape or scar the concrete surface. Using snow blowers with rubber blades will also help avoid damage
- Keep concrete clear of snow and ice at all times.

2017 - 2018 BCL Board & Related Committee Chairs		
Past president	Kevin Klein	pastpresident@belgraviaedmonton.ca
President	Michael Cohen	president@belgraviaedmonton.ca
Vice president	Cory Dawson	vicepresident@belgraviaedmonton.ca
Secretary	Joanne Wynn	secretary@belgraviaedmonton.ca
Treasurer	Barry Edgar	treasure@belgraviaedmonton.ca
Memberships	Susan Andrew	membership@belgraviaedmonton.ca
Facilities	Marcel Huculak	facilities@belgraviaedmonton.ca
Hall rental coordinator	Jeanette Boman	hallrental@belgraviaedmonton.ca
Hall renewal chair	Kevin Taft	kevin.taft@shaw.ca
Rink manager	Jim Sawada	rinkmanager@belgraviaedmonton.ca
Arts park team leader	Kathy Goble	facilities@belgraviaedmonton.ca
Programs	Cameron McGregor	programs@belgraviaedmonton.ca
Belgravia playschool chair	Monika Fouad	playschool@belgraviaedmonton.ca
Made in belgravia	Jeanette Boman	mib@belgraviaedmonton.ca
Pumpkin party, BCL BBQ, Casino	Reg & Jane Norby	norby@shaw.ca
Belmac soccer coordinator	Linda Cameron	llcameron2002@yahoo.com
Communications	Imogen Sellman	communications@belgraviaedmonton.ca
Belgravian editor	Miles Parenteau	editor@belgraviaedmonton.ca
Ads manager	Lena Jones	adsmanager@belgraviaedmonton.ca
Distribution team leader	Susanne Rowe	editor@belgraviaedmonton.ca
BCL web page manager	Tim Janzen	webmaster@belgraviaedmonton.ca
Planning & place	Susan Kamp	planning@belgraviaedmonton.ca
transportation committee	Jordan Hoffart	transportation@belgraviaedmonton.ca
Belgravia watch	Richard Law	belgraviawatch@gmail.com
Neighbourhood Resource coordinator	Kate Russell	kate.russell@edmonton.ca
Belgravia Elementary school Liaison	Michael Cohen	president@belgraviaedmonton.ca
U of A community consultation		info@belgraviaedmonton.ca
Keillor Point inquiries	Roger Laing	keillor_point@belgraviaedmonton.ca

the belgravian

Published by the Belgravia Community League,

the belgravian is a greyscale newsletter that reports on community news, programs and events within the Belgravia area.

Frequency:

We publish 10 issues per year.

Monthly distribution

We deliver approximately 960 copies to homes in Belgravia.

Copies are also available at Gracious Goods and Belgravia Hub

Advertising:

Advertising for businesses located outside Belgravia, McKernan, and Windor Park are limited to business card size.

Editorial submissions:

Submissions are subject to editorial discretion and available space. To submit an article please email editor@belgraviaedmonton.ca

Online archive:

belgraviaedmonton.ca/newsletters

President's Message

It's the end of The End of the World as we know it...

... and do we feel fine? I guess time will tell. As reported elsewhere in this issue, the City will soon begin construction of the new Keillor Point Park in the river valley just beyond the intersection of 76 Ave and Saskatchewan Drive. Keillor Point will replace "The End of the World," (EOTW) the illegal gathering place that developed on a platform that was part of the old Keillor Road. Same great view, but now legitimized and, hopefully, safer and cleaner.

This is the culmination of years of distress and consultation. EOTW is popular hang-out space, complete with drug dealing and use, litter, gunfire, and late-night noise. Those most affected are the residents immediately across the street. Various options were considered during City-wide consultations, including demolition of the platform. Ultimately the City decided to establish a proper park on the site. After extensive geological assessment the stability of the slope, design and naming competitions, and contractor bidding, we are now set go.

The BCL is hopeful that legitimizing the site will change it from a liability to an asset in our community. But we are aware that the transition period may be tumultuous, and that long-term monitoring and adjustment will be needed. Some who prefer EOTW as it is will be angry and may vandalize the site during construction and beyond. Parking and smoking regulations, hours of use, security patrolling and other elements remain to be finalized. A major challenge for our community and the City will be to change the character of the site from shady to family-friendly. One option is to operate occasional programs on the site, such as yoga or nature talks (suggestions welcome!).

The BCL Keillor Point committee, which has been chaired for several years by Roger Laing,

will continue to work with the City to address issues that arise during construction and beyond, and to provide regular updates in The Belgravian, on the BCL website (<https://belgraviaedmonton.ca/construction/>) and our other media. Please contact Roger at Keillor_point@belgraviaedmonton.ca with any comments and concerns.

Sidewalk cracks

On another subject, many Belgravians have commented on cracks in the roads and sidewalks installed in 2017 and 2018 and asked if the City will inspect the neighbourhood and have Park Paving make repairs. The answer is yes. The City project lead informed me that once construction is complete, a construction completeness certificate (CCC) inspection is conducted to identify deficient work such as cracks. These inspections have been conducted for the work that was completed in 2017. The repairs were started in May 2018 and continued through to May 2019. The City will complete a Final Acceptance Certificate (FAC) inspection in July 2019 (at the earliest), in which all of the new deficiencies during the two year warranty period will be identified. Park Paving is responsible for rectifying the issues. Any deficiencies missed during the CCC inspections will get picked up during the FAC Inspection.

**Pottery
& Art
Sale**

**Saturday, Nov 3, 2018
10 am - 2 pm
11610 - 77 Ave**

**pottery by Bev Hoyles
paintings by Leola Forster**

Community Leagues & Citizens Play a Key Role in Monitoring Construction Sites

While the City of Edmonton tries to proactively inspect infill construction sites for compliance to approved development permits and other regulations, not all developments are visited. If you are noticing an issue with the infill development next door to you or throughout the community, you have the ability to flag this for inspection.

Ideally your first step would be to contact the prime contractor or property owner listed on the development sign situated on the construction site. Expressing your concerns to those in charge of the construction may be all that is needed. If issues persist, then contact the City.

Below are some tips.

Landscaping Requirements

In the Edmonton Zoning Bylaw (section 55), it indicates that "Landscaping shall be provided on a Site within 18 months of the occupancy of a development or commence of a Use." In addition, "Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of a development or commence of a Use."

Should you notice that landscaping has not been provided and fulfilled as per the bylaw, phone 311, or better yet, email 311@edmonton.ca to file a complaint. 311 will then create a ticket for a Development Permit Inspection Team to investigate further, and to possibly schedule an inspection should they have reason to believe that construction has not proceeded in accordance to their approved Development Permit. Please note that landscaping is often not undertaken until approved lot grading is completed.

Damage to public infrastructure (public trees, boulevards, alleyways)

If you notice that boulevard trees within 5m of a construction site are not fenced, or vehicles are crossing boulevards without plywood or mats being placed on the boulevard, contact 311. Your actions could prevent serious damage to Edmonton's treed boulevards.

If you note damage to public infrastructure contact 311 to file a complaint. Ask 311 to forward your complaint to "City Infrastructure, Parks and Roads." (These are key words to include with your complaint.)

It would be helpful to take date stamped photos of public infrastructure (and private property) before construction begins. Once construction begins, if you note damages being done, keep your distance and take photos of offending vehicles and equipment. Little can be done without proof of who did the damages. It would be extremely helpful to include your photos when reporting a damage.

Additional Problems to Report to 311

- Sidewalk obstructions
- Foundations too close to the property line or buildings too high (ask for an inspection)
- Washing out of cement trucks onto streets
- Garbage
- Construction before 7 am or after 9 pm on weekdays, and before 9 am on Sundays

Infill in Belgravia. Notices, Notices.

The face of Belgravia is changing. New houses are fast replacing older houses. Have you received a notice that looks like this?

**CONSULTATION FOR VARIANCE(S)
PROPOSED DEVELOPMENT IN BELGRAVIA**

You are receiving this letter because a development permit application has been submitted for a property near you. The City of Edmonton is currently reviewing the application and no decision has been made.

Our review of this application has identified that the project does not meet all of the regulations of the Edmonton Zoning Bylaw. The City would have to grant variances to the regulations listed below in order to issue the permit.

To help inform our decision, we are seeking your feedback. Your comments or concerns regarding the variance(s) to the Mature Neighbourhood Overlay, can be submitted to us until 2018.

Application Details:

Address:
Zone: RF1 **Overlay:** Mature Neighbourhood Overlay
Application:

Variance(s) Requested to Overlay - for your review and comment

In addition to the variance(s) requested to the overlay, the applicant is requesting variances to other section(s) of the Zoning Bylaw. The variances below are outside the scope of this consultation and are for information only.

This notice tells you that an application has been made for a development near you. It tells you where and what the development is; for exam-

ple, a single detached house. If the application does not follow all the Zoning Bylaw regulations already in place then there will be a description of the “variances” being requested. A variance occurs when an exception to a Zoning Bylaw regulation is granted. On page 2 of the document is the name and contact of the owner of the property and also the name and contact information for the city of Edmonton Development Officer assigned to this development. If you are concerned at all or even if you are not concerned, please contact the development officer to let him or her know your thoughts. This will help the Development Officer to make a decision as to whether or not to approve the application.

In time, you should receive another document informing you that the permit has or has not been approved by the development officer and that you can appeal the decision, if you wish, to the Subdivision Development and Appeal Board. The contact information is on the notice.

Goodbye “End of the World” Hello Keillor Point

It is official! The City of Edmonton Naming Committee met on August 28, 2018 and approved the name of Keillor Point for the viewpoint in the Belgravia community. Thank you to Roger Laing for presenting to the Committee and providing the site historical context. The Committee appreciated the comprehensive naming application and unanimously supported the new name.

Construction of Keillor Point is starting on October 22, 2018 beginning with a small media event hosted by the City of Edmonton.

Over the next few months, the exposed concrete piles will be cut off and a new wooden staircase and safety handrails will be built. Throughout the project, the bank will be monitored regularly for erosion control and slope stability. As with all outdoor projects, this work is weather permitting.

Keillor Point will be open for public use following removal of the construction fencing, which is anticipated for late 2018 or early 2019. Final details, landscaping and the granular trail will be completed in the spring of 2019 as weather permits. This work will require a temporary closure.

If you have any questions or concerns about the Keillor Point Project construction, please call 311 or visit edmonton.ca/KeillorPointProject for more information.



Alberta Public Laboratories (APL) Edmonton 'Lab Hub' Development Project

Public Open House

Alberta Health Services (AHS), Alberta Public Laboratories (APL), Alberta Infrastructure and Alberta Health invite you to a public open house to preview the new APL 'Lab Hub'.

What: Public Open House on the 'Lab Hub' development

When: Tuesday, October 30, 2018

Where: Lendrum Community Hall, 11335-57 Avenue, NW Edmonton

Time: Drop in anytime between 4:30 p.m. and 7:00 p.m.

Explore elements of Alberta's newest lab with experts on hand to answer questions and showcase project renderings and conceptual drawings.

The open house will inform and educate local residents, community associations, stakeholder groups and partners, and staff and physicians on the new Edmonton 'Lab Hub' development. We will continue the conversation about how Alberta's newest lab will help improve the delivery of care for all Albertans and invite discussion around working together to integrate a world class medical and scientific facility into the community – balancing growth, excellence, and community needs.



Light refreshments and seating will be available.

BCL Fall 2018 Programs at the Hall

Comin' Up

Three of our programs are coming to the end of their first session. Below are the dates to show up for Session 2 and the costs for each session if you are a community member.

Program	Dates	Cost (due at first session)
Matt Yoga	Tuesday, Oct. 30 to Dec. 11; 10:20 to 11:20am	\$70.00
Chair Yoga	Tuesday, Oct. 30 to Dec. 11; 11:30 to 12:30am	70.00
Sit and Be Fit	Friday, Nov. 2 to Dec. 14; 11 - 12 noon	70.00

Starting Again

We'd like you to consider coming to a Belgravia Walking Club on Wed. November 7 at 10 am. The walk would start at the Community Hall and end at Gracious Goods around 10:45am. Cam McGregor, a recently certified Nordic walking instructor, will lead the walk. No need to bring poles though he will show you the advantages of them during the walk. We'll talk over the idea and how to make it work for Belgravians over a cuppa at Gracious Goods. Drop Cam a line at programs@belgraviaedmonton.ca if you are planning to come or if a different time or place would work better for you.



Danelle leads Zumba!!

Something new

During Community League day a number of new activities/ programs were suggested:

- **Line Dancing** – Recommended by Kathy and Ken Goble, we would like to develop a country line dancing program with Dwayne Tulik. We'll keep you posted through the newsletter and website when we are ready to go.
- **Games Night** – Suggested by Alison Dinwoodie, we are going to set up a games night on a Friday night in November or early December to try out the concept. We'll advertise in on the website and by word-of-mouth when the night will be.
- **Karate** – suggested by Ken Goble for "young" people we are approaching a number of dojos to see what might fit in our neighbourhood.

If you are interested in any of the programs above or would like to suggest other programs, please contact Cam McGregor, our programs coordinator, at programs@belgraviaedmonton.ca

It has been a busy fall at Belgravia School with many fun events and activities, including Read-In Week, a Running Club race, the Terry Fox Run, the community bottle drive, soup day, and much more. Here are some photos from some of those events:



Grade 3 students Madison, Natalie and Evey, along with other Running Club members, took part in the Autumn Cross-Country Classic races on October 14 in William Hawrelak Park. Over 1,000 runners from more than ninety Edmonton and area schools competed.



Parents, caregivers, students and staff shared their favourite books with Belgravia students during Read-In Week, October 1-5



On September 27, students participated in the school's Terry Fox Run. Over \$500 was raised to support cancer research.



Students and helpful volunteers made and enjoyed a tasty Harvest Soup using vegetables and herbs grown in the school's garden.

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Yoga and Karate Classes



- Adult Classes
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- Certified instructors
- Three Edmonton Neighbourhoods



www.ThreeBattles.com

The University of Alberta Forest Society 2018 Christmas Tree Sale



November 26th to December 21st

Corbett Hall Parking Lot- 8204 114 Street Edmonton
Monday-Friday: 3pm-9pm
Saturday & Sunday: 9am-9pm
10% of all proceeds will be donated to the United Way

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Belgravia – Tips/Strategies by Richard Law

Over the past year the number of incidents has steadily increased over prior years. In some recent years there have been less than 20 events in the neighbourhood. Today we are approaching an all time high of 74 reported events year to date. Thus we need to do better and it will take a neighbour to neighbour approach to reduce and potentially eliminate these events. Observing and reporting will be key to making a difference.

1. Basics

Vehicles

- Lock your vehicles
- Remove belongings, backpacks/briefcases, tools, spare change
- Hide your registration/insurance – these are used for ID theft (just put them where you can find them)
- Hide your garage door opener, or use the one built in to your car if you have one. These are being stolen and then used later to come back and go into your garage.
- In car cameras... one more level of information?
- If they are stealing locked cars, then consider using steering wheel locks (The Club)

House

- Locks- deadbolts
- Harden your doors with longer screws and devices like the "bolt buddy"
- Lighting – outdoor sensor lights are useful and indicate if someone is in proximity. There are numerous types of lights, both solar and hardwired, (Costco, Home depot) Use lights with a high output -1500 to 2500 lumens, many are LED type (screw in bulbs are not recommended as these are being removed.)
- Cameras- today you can purchase a variety of cameras which connect to your smartphone (ARLO, RING, NEST, DLINK ,WYZE,etc. many are straightforward to install and provide you information of who is coming in to your yard or going to your doors.
- Door Bell cameras – allow you to see and may

even allow you to talk to people ringing the bell

- Landscaping – lower or remove shrubs obscuring views of your windows and doors. Many of the houses that have been squatted in this year, have shrubs growing up and around the property, making it easy to hide where these people are entering and exiting the property.
- Security systems – Telsco, ADT, Vivent, Liberty, Alarm Force. Useful systems, provide an additional level of security than cameras, and some have a response team who will visit the property. These can be used in conjunction with web based cameras.
- Basement windows – consider installing bars that will deter entry.
- Valuables – Hide or use a fireproof safe, or put in safety deposit box
- GPS devices – Tile or Trackr – small devices to attach to belongings – bikes... etc

Garage/Sheds

- Lock your garage doors (check to see if they can be lifted) when you go away
- Improve the locks on your passage doors
- Itemize your belongings in the garage, photograph and mark them
- Lock your bikes, use stronger locks than the simple cable locks, as these thieves are travelling with bolt cutters. The small cable locks are easy to cut. Heavy chain and protected padlocks are preferred. And connect them to something solid.
- Garage Door monitors – Chamberlain and others make a garage door monitor that alerts you when the door is open, and will allow you to close the door using your smart phone

Yard

- Consider locks for your gates
- Design your gates so that entry is not obvious, or made difficult for someone trying to enter the property. Landscape to ensure that bushes and shrubs do not obscure windows/doors etc.

2. Activities: Neighbourhood Watch: Observe, and Report...Repeat!

- Keep your bottles out of the alley, many of our incidents have been caused by individuals coming through the neighbourhood during the day, looking for bottles and are using this opportunity to steal things as they go, or come back at night having scanned the area to take more things.
- Recycling – do not put your personal financial info in the recycling, shred it and put it in the garbage. We have seen people pick up blue bags and take them assuming they are taking them to search for personal information
- Talk to your neighbours – get their phone number and watch each other's property. Share security concerns, Let them know about the neighbourhood watch initiatives and successes.
- Report any and all suspicious persons in your neighbourhood. In Belgravia we have many construction crews, yet you can detect some of the individuals who look different than the working crews. They may be trying to hide with safety vests, but they do look out of place. There are Telus crews (subcontractors) installing fibre optic, but there are others pretending to be Telus and wanting to come inside your house. This is a scam as the Telus installers are working the alleys, and do not enter without an appointment that you made.
- If you are comfortable, then talk to the people in the alley that you encounter, tell them there are thefts and that the whole neighbourhood is watching and video recording whoever is in the alleys. Be polite, but make them aware they are being watched, and information about them is being shared with others in the neighbourhood. (Belgravia has police on our email list)
- When you drive into your neighbourhood, take a different route, observe what you see, check out an alley, pay attention to anything out of the ordinary.
- Dormant houses; observe and monitor. We have had 4 houses that I am aware of in the

past 2 months, where squatters have moved in and used them as a base for prowling the neighbourhood. One such house had people going in and out with different bikes on a regular basis. It may have been reported, but this place operated for over a month without anything happening.

- River Valley campers – last year we had a similar level of theft, and one neighbour found 3 camps just west of sask drive. Where we found bikes, tools, suitcases, backpacks etc. If you see these report to Edmonton 311
- Outside of your neighbourhood, if you spot something suspicious- report it.
- If you have new people moving in to the neighbourhood, let them know about the activity, and what is being done about it.

Construction/Renovations

- Tell contractors to be alert, let them know that thefts are occurring to vehicles, work trailers, tools.
- Also advise them that there have been thefts to the interior of houses – stealing and stripping copper wire and copper tubing out of the walls of the houses.

Most importantly If something occurs or you see something, then tell people: police, neighbours, belgraviawatch.

This applies to homes, townhouses, duplexes, apartments and condominiums. Everyone is a target at the moment.

The more aware we are, the less likely these people will be allowed to prey on the neighbourhood.

Contact Info:

Police Urgent and suspicious persons - 911
Police non urgent 780-423-4567 or #377 on cell: (press #2, then #8)

Police online reporting:

<http://www.edmontonpolice.ca/ContactEPS/OnlineCrimeReporting>

PARKS– 311 or download the app from the city
https://www.edmonton.ca/programs_services/edmonton-311-app.aspx

If you can, take pictures, or if something pops up on your security cameras then send them along to the police and to me for circulation.

Call for Rink Volunteers

It's hard to dispute that winter is on the way and that means the start of a new community rink season!

In the past we've had members aged 15 to 65 waging battle with the elements to ensure the rink gets put in and they continue pushing to keep it open until the sheet turns to mush sometime in March. We need your assistance to ensure that we are able to continue to do this. Most of the rink crew from previous years have moved on or moved away and we are in dire need of new members if we are to ensure the rink is installed and operational this winter. Without the efforts of a team of committed volunteers, the rink cannot happen.

The League has long relied on the goodwill of our senior volunteers and has always paid our younger volunteers an hourly wage. For further

information, or if you are interested in joining the Rink Team, please contact our Rink Manager, Jim Sawada, at rinkmanager@belgraviaedmonton.ca or call/text him at 780-695-9876.

Belgravia Holiday Marketplace and Gallery

Thursday, December 6, 2018, 7:00-9:00 pm

Belgravia Community Hall
11540 - 73 Ave NW

Come to the 2018 Belgravia Holiday Marketplace event. It's a great time to do some holiday shopping, talk with your neighbours, and have some holiday treats!

If you would like to participate as a seller, please contact Phyllis at ennilady@gmail.com.

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