

APRIL 2024

DELIVERED MONTHLY TO 3,450 HOUSEHOLDS

PBP Matters



THE OFFICIAL PALLISER BAYVIEW PUMPHILL COMMUNITY NEWSLETTER

PBPCA DEVELOPMENT

OPEN HOUSE

APRIL 3

**BLANKET REZONING
COUNCIL MEETING**

APRIL 22

Low ratio class sizes averaging 8:1.

Self-directed learning with
enhanced curriculum.

**CHOOSE TO SUCCEED
AND ENROLL TODAY!**

403.270.7787

www.BanburyCrossroads.com



**BANBURY
CROSSROADS
SCHOOL** EST. 1979

2223 Palliser Dr SW, Calgary AB T2V 3S4 • 403-281-1908 • pbpcam@pbpccommunity.ca • [@PBPCCommunity](https://www.instagram.com/PBPCCommunity)

Great News Media | Call 403-720-0762 for advertising opportunities | www.greatnewsmedia.ca



**EXCEPTIONAL FAMILY &
COSMETIC DENTISTRY IN CALGARY**

**SCAN TO BOOK
AN APPOINTMENT**



 **GENERAL
SERVICES**

- Dental exams & cleaning
 - Family dentistry
 - Pediatric dentistry
- Restorative dental care
 - Root canals
 - Dental implants
- Emergency dental care

 **SPECIALTY
SERVICES**

- Sleep apnea treatment
 - Invisalign
 - Wisdom Teeth
 - Periodontics
- Conscious sedatives
& dental anxiety

 **COSMETIC
SERVICES**

- Veneers
- Teeth Whitening

**#150, 10601 Southport Road SW
Calgary, AB T2W 3M6
(403) 271-2661
info@symmetrydental.ca**

Hours of Operation

Monday:	8AM - 3PM
Tuesday:	8AM - 3PM
Wednesday:	8AM - 7PM
Thursday:	8AM - 3PM
Friday:	8AM - 3PM
Saturday:	8AM - 2PM



LEN T WONG + ASSOCIATES



GREATER PROPERTY GROUP



BAYVIEW COMMUNITY REAL ESTATE ACTIVITY

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our
Innovative Consumer Programs

Virtual Tours

Guaranteed Sale Program*

Trade Up Program*

Blanket Home Warranty Program*

Accepting Crypto Currency

Call us to help you navigate through
the changing real estate world

Call or Text 403-606-8888

Email len@lentwong.com

*Guarantee is being offered by Greater Property Group.
Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	24	0	0	\$0	\$0
January	24	0	0	\$0	\$0
December	23	0	0	\$0	\$0
November	23	0	0	\$0	\$0
October	23	0	0	\$0	\$0
September	23	3	5	\$1,299,900	\$1,245,000
August	23	1	0	\$0	\$0
July	23	0	0	\$0	\$0
June	23	1	0	\$0	\$0
May	23	0	3	\$1,995,000	\$1,850,000
April	23	1	1	\$1,650,000	\$1,650,000
March	23	1	1	\$1,298,880	\$1,250,000

To view more detailed information that comprise the above
MLS averages please visit bayv.mycalgary.com

2024 PBPCA Board of Directors



President	Harris Hanson	President@pbpccommunity.ca
Vice President	Anna Kaufman	Vicepresident@pbpccommunity.ca
Treasurer	Jim Sorenson	
Secretary	Leslie Farrar	
Director, Civic Affairs	Sushma Mahajan	
Directors at Large	Mike Krayacich, Sam Plucer, Irwin Rajesky, Jayda Rosenthal, Kevin Taylor	
Community Coordinator	Jen Sherstabetoff	pbpcam@pbpccommunity.ca
Community Contacts		
Community Resource Officer	Cst. Chad Rausch #3693	CRausch@calgarypolice.ca

pbpcam@pbpccommunity.ca | 403-281-1908

April Fools

Although the origins of April Fools' Day are a bit murky, some historians believe it originated in the 16th century when France changed from the Julian to Gregorian calendar. Julian calendar New Years began in April, folks clinging to the old date got teased as they celebrated New Years on April 1 instead of January 1.

Correction by the Palliser Pumphill Bayview Community Association

In the President's Message on page 10 of the March issue of this newsletter, it is mistakenly stated: "There is an organization, funded with our property tax dollars, called the Federation of Calgary Communities (the FCC) which, lately, wants to be able to say that it speaks for the Community Associations (CAs) in respect of planning matters."

The mistake arose from a clerical error. The author apologises to the FCC, which provides much appreciated advice to community associations in Calgary.



SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

PALLISER

BAYVIEW

PUMP HILL

BARKER'S

• FINE DRY CLEANING •

PICK UP & DELIVERY SERVICES



403-282-2226

OFFICIAL



PLUMBING & HEATING

Plumbing Services
Furnace Install & Repair
Drain Cleaning
Boiler Install & Repair
Electrical

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca

official-plumbing-heating.ca

**Comfortable grooms
for happy pets!**



Dog Grooming
403-921-8839 (call or text)
grooming@refurbishspaw.ca
www.refurbishspaw.ca

\$10 off first visit!

**Your Patio Furniture
Superstore!**



YETI

Wicker Land Patio

weber

TRAEGER

BBQ LAND

RATANA

Modern
Patio

Located Three Blocks East of Chinook Mall
6125 Centre Street S, (403) 258-2506
WickerLand.ca

Palliser Bayview Pumhill Community Association Hall Rentals

2323 Palliser Drive SW

Please visit our website to view our live calendar or send a rental request to www.calgary.ca/planning/projects/rezoning-for-housing.html?redirect=/rezoningforhousing and our Facility Coordinator would be happy to help!

Our community Association can accommodate up to 60 guests for seated functions or 75 standing. Our hall is 1040 sqft and is great for events like birthday parties, baby showers, Anniversary parties, workshops/seminars, also great for children's groups such as arts shows and much more!

The main Hall includes 60 chairs and 12 tables (6' x 2.5'). Our kitchen is not commercial but holds a stove, fridge, microwave, sink, and coffee makers. We do have free Wi-Fi. We also have a few extra perks that can be included for an extra fee such as: screen, projector, small speaker system, Propane BBQ, and Master Chef outdoor grill.

Our Rental Rates Are as Follows:

Hourly - Weekend (Fridays through Sunday) \$55 per hour, minimum three hours with a \$35 mandatory cleaning fee.

Half Day Rental - Weekends (Friday through Sunday)
Half Day Rental (2:00 pm to 1:00 am) \$350 with a \$50 mandatory cleaning fee.

Full Day Rental - Weekend (Friday through Sunday)
All-day Rental (6:00 am to 1:00 am) is \$500 with a \$50 mandatory cleaning fee.

Weekday Hourly Rentals - (Mondays to Thursdays)
\$45 per hour, minimum two hours with a \$35 mandatory cleaning fee.

The board room is 375 sqft and is perfect for all types of meetings or a fun movie night out, featuring our 82" High-Def Smart TV with Yamaha Sound System (Wi-Fi Connected)

Board Room Rentals

\$25 per hour no minimum, your rental time must include your set up and clean up or you can pay the optional \$35 fee for cleaners.



www.kilbco.com

CONCRETE SEALING

Kilbco offers concrete resealing to help protect and enhance the appearance of exposed aggregate, colored and stamped concrete patios, walkways and driveways. We take pride in using the best sealing products available which help repel salt and protect against UV rays.

Please call Kilbco to maintain the value of your investment.

FREE ESTIMATES

SEALED

UNSEALED

KILBCO
CONCRETE CURBING

*Locally Owned &
Operated*

Free Estimates to 403.870.0737

Please Come Visit with Us at The Palliser Bayview Pumphill Community Association's Development Open House

April 3, 7:00 to 9:00 pm, Nellie McClung School
Gymnasium, 2315 Palliser Dr SW

The PBP CA is hosting an Open House to help us all better understand the many new development issues facing our community.

If you would like to learn more about City of Calgary's Blanket Rezoning or other new developments coming to our area, this is a great place to do it. It's also a great opportunity to meet members of the community and have some interesting conversations.

We hope to see you there!

OAKRIDGE
DENTURE & IMPLANT
CENTRE



Oakridge Professional Centre
Suite 245, 125 Oakmoor Plaza SW
Beside the Oakridge Co-op Grocery Store

Personalized High-Quality Dentures from the Denturists Who Care!

- New Complete and Partial Dentures
- Implant Denture Services
- Relines, Repairs and Adjustments
- Mouthguards
- Complimentary Consultations
- Direct Billing with Assignment Insurance Companies
- Referrals for Dental Implants
- Referrals to General Dentists

OakridgeDentureCentre@gmail.com
www.OakridgeDenture.com

403-251-1522

Charles Gulley, DD, F.C.A.D.
Denturist, Denture Specialist

Gabriela Alvarado-Torres, BHSc, DD
Denturist, Denture Specialist

Providing Services in English and Spanish

Help Get Procedural Fairness in Dealings with the City and Defend our Neighbourhoods, Parks and Drinking Water by Donating to the PBP CA Legal Defense Fund

Dear Calgarians,

With our growing population and need to make difficult decisions, we must define our priorities and determine what we need, cherish, and want to maintain in our beautiful City. We, at the Palliser Bayview Pumphill Community Association (PBP CA) believe that Calgarians should be spared unnecessary and avoidable traffic congestion and problems with parking and pedestrian safety. We believe that public parklands, wildlife habitat, and clean drinking water should be valued and merit preservation, with the most stringent application of environmental oversight.

Community Associations (CAs) are expected to advocate on issues affecting their communities and provide input into the planning and development process. It should not be acceptable that the city goes through the motions of asking Calgarians for public input within a time limit, without providing enough information to allow for informed and meaningful response.

We are also concerned about risks to our drinking water. The proposed redevelopment of Glenmore Landing would put one of the densest residential housing developments ever built in Calgary immediately adjacent sensitive Reservoir Parklands. To date, it appears that, despite the concerns that have been made known to the City, there have been no hydrogeological or environmental impact studies done to inform and satisfy the City and the public (before making decisions that lead to having thousands more people living on the doorstep of our drinking water) that it will not harm the water quality and level of the reservoir.

Every Calgarian should be concerned about traffic congestion, parking problems, preserving our drinking water, the degradation, destruction or sale of public parklands and environmental protection.

To defend the rights of Calgarians to fair procedure in dealings with the City the PBP CA has brought legal action against the City of Calgary to enforce requirements for transparent, meaningful, and fair procedure in public engagement, respecting the proposed redevelopment of Glenmore Landing. While it may be difficult for individual Calgarians or community associations to raise the funds on their own for such a court challenge, by sharing the cost of the PBPCA legal action, it can be completed successfully, and we can all receive the benefit of the resulting clarification of the rules to be followed.

The PBPCA is a registered charity. Through our website, www.pbpccommunity.ca/donate/ you can follow the link and get an immediate tax receipt for your donation. For donations of more than \$250.00 larger cheques, to save on processing fees, please note "Environmental and Planning Advocacy" on the cheque, payable to "Palliser Bayview Pumphill Community Association" and mail them to the PBPCA at 2323 Palliser Drive SW Calgary, Alberta. T2V 3S4 and the tax receipt will be mailed to you.

We urge you not to remain passive. This is a time to exercise your rights and oppose actions that will degrade or undermine your community. We ask all Calgarians to please join and support your CAs. Stay informed and participate.

For more detailed information on the above issues, see www.pbpccommunity.ca/2024/02/13/community-associations-duty-to-advocate-in-planning-matters/.



Disclaimer: The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.



Jackson & Jackson
Landscaping

CUSTOMER SATISFACTION GUARANTEED

**WE SPECIALIZE IN ALL FORMS OF
CONSTRUCTION & LANDSCAPE**
INCLUDING SMALLER IN-HOME PROJECTS



Services

Residential Landscaping

Landscape Construction

Year-Round Maintenance

Spring and Fall Cleanup

Commercial and Condo
Property Management

Snow and Ice Removal

Contact Us

Address

20 Sunvale Place SE
Calgary, AB T2X 2R8

Call us now

(403) 256-9282

Email us

info@jacksonjackson.ca

contact@jacksonjackson.ca

www.jacksonjackson.ca



Have Your Say!

How to Submit Your Comments to Council for the April 22 City Council Meeting Regarding Blanket Rezoning

A public hearing regarding Blanket (citywide) Rezoning has been set for April 22, 2024.

Using the Public Submissions Form you can submit your comments directly to council or request to speak at the public hearing on April 22.

Here is the link: forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html.

You can also input Rezoning for Housing Calgary in your search engine and follow links to "submit your feedback" and scroll down for link to public submission form.

While the agenda for Council Meetings is often not published until about a week prior to the meeting, it has been confirmed through a 3-1-1 call that the agenda item is "Blanket Rezoning", so no need to wait to fill out the form and submit your comments or request to speak!



**Hate Your
Renewal
Rate?
Call Me!**

Expert advice
Excellent rates
Many options
Better mortgages



ANITA 403-771-8771
anita@anitamortgage.ca

Licensed by Avenue Financial

Citywide Rezoning: A Planners Perspective

by Simonetta Acteson

If you live in Calgary and own a home located in a R-C1 (single detached dwelling) or R-C2 (duplex, semi-detached dwelling, single detached dwelling) land use zone, you will have received a postcard from the City in January. The front read “Calgary needs more homes. Will citywide rezoning help?”

In the case of Crescent Heights (CH), this is about 30% of our homes. The city has provided an engage website where they offer an opportunity to input short remarks and sign up for online and in person sessions. If you missed these, you could still submit comments directly to your councillor and/or plan to attend the public hearing scheduled for April 22, 2024.

What does rezoning mean? This is what planners refer to as blanket upzoning. All residential lots described above will be rezoned to R-CG or H-GO (a higher density use than R-CG). This use allows for rowhouse, townhouse, duplex, semi-detached, single detached, and cottage housing clusters. All lots can be redeveloped from one unit to approximately eight units (four rowhouse units with four secondary suites) on any residential lot of 50' x 120' within the city (more if your lot is designated H-GO). Smaller lots will be able to accommodate proportionally fewer units. A current proposal in CH is for six units on a 37' x 120' lot. Midblock R-CG takes a different form with two buildings (one behind the other). Where the back yard is traditionally located, there would be a second building (Figure 1). This represents a large shift from our current land use zoning, and based on city information, this is only the first step of a new Land Use Bylaw.



Figure 1: Midblock R-CG on 50' lot

Currently any lot can go through a land use change process. Anybody can apply to have an R-C1 lot changed to R-CG. It requires an application process, fees, and a public hearing before council. All new development is subject to fees and planning department review, but with blanket upzoning, the opportunity for public hearing would be eliminated. As a homeowner you currently have a reasonable expectation of what could be built in your immediate vicinity and if something different is proposed, you can oppose the application before council. This will no longer be the case. Though it is possible to submit comments to the Development Authority or appeal to the Subdivision and Appeal Board (SDAB) for a permitted use, the arguments for opposing will be minimal to none.

The basic differences between the existing housing forms are detailed below:

Land Use Zone	R-C1	R-C2	R-CG	H-GO
Lot Coverage* Maximum	45%	45%	60%	60%
Height	8.6 to 10 m	8.6 to 10 m	11 m front building 8.6 m rear building	12 m
Parking Stalls Per Unit	1	1	0.5	0.5

**Note: Our heritage homes rarely reach the maximum lot coverage or height provided for under their zoning*

What does this mean? It means that the potential new home(s) next to you will be taller than yours, it will cover more of the lot area (so less green area or trees) and will offer only half the onsite parking (Figure 2).

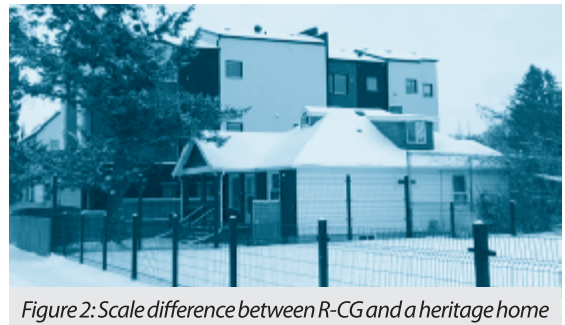


Figure 2: Scale difference between R-CG and a heritage home

What are the potential impacts of this on your lot, your block, your community? It will depend on how many of these developments are built. No one is suggesting that every home will be demolished to accommodate this style of use, but if the home next to you sells, it is certainly possible.

Why is the city blanket rezoning? The stated reasons are to address the housing crisis, increase affordability and be eligible for the Federal Housing Accelerator Fund. The city maintains that by implementing this zoning change, there will be more housing and more choice in housing which will eventually lead to more affordability. Where the federal funds will be allocated is not specifically detailed.

Would rezoning provide more housing? Over time the answer to this would likely be yes. With a gradual shift from one to two units to four to eight units, there will be an increased numbers of housing units. The question is how much of one form or another of housing style is enough, too much, or too little? R-CG zoning was introduced in 2014, and has its place in our residential fabric, though often opposed by direct neighbours. The midblock version is newer with only a handful having been built. There is little data on these and the city assurances that they don't affect property value seems difficult to prove.

Will rezoning create affordability? In an online session offered by the city, they state clearly that rezoning will benefit the next generation. Arguments for how more homes will improve affordability were discussed, but there is no guarantee that it will. Much has been written both for and against increased density being a solution to affordability. Certainly, our most dense Canadian cities are not currently affordable (i.e.. Toronto and Vancouver).

Are R-CG considered affordable? Inner city R-CGs are not affordable simply because where land values are high, affordable R-CG product erodes profitability for developers. Maximizing returns on investment is developer's primary concern. Even an increase in new secondary units may not offer affordable living as many are offered as Short-Term Rentals (STR) and do not enter the rental pool.

Imagine instead, that the city, in partnership with an NGO, built sixty units of non-market housing. This housing could be in one location or spread between

several locations. Non-Market housing means: "rental or for-sale housing provided for low and moderate-income groups no traditionally served by the private market. It is typically made affordable through public and/or non-profit ownership of housing units or through rent supplements that allow low-income households to access housing in the private market." In my opinion this would be more effective and impactful for affordability.

Densification comes with pluses and minuses. Though we live in a walkable neighbourhood, most Calgarians have at least one vehicle per household (not half a vehicle). This means our streets will have to accommodate more residential parking. Increased lot coverage will mean less permeable land, fewer trees due to private tree removal, and a reduction in sunlight and privacy for neighbouring lots. Permeable land is land that is not developed and serves as a sponge for our groundwater, while offering places to plant trees, shrubs, and groundcover. The city argues it is about quality of plantings, not quantity. Quality can be asked for at the time of construction, but there is no guarantee it will be maintained. As any gardener will tell you, light is perhaps the most important element for success. Will these narrow, light starved spaces be able to perform? Our urban forest will be impacted and are critical infrastructure, essential to climate, biodiversity, and our well-being.



Figure 3: Bin location at an eight-unit R-CG

Considered and planned increases in density have my support, but this blanket upzoning does not, nor do I believe it will solve the issues it claims to be addressing. Do you want this? Make your voice heard on April 22, 2024.

Nightmare on 90th: The Tragedy of The Commons - The Proposal for a High-Density Glenmore Landing

by Marvin Levant

I am a physician and have lived and worked in Calgary for 55 years. I have been a resident in Pump Hill for 35 years.

I am going to write about the “Tragedy of the Commons”, a well-known expression. This involves city planning: Where is the Area Structure Plan? Much has changed since 2015 when the city fought tooth and nail to the supreme court to keep the parklands.

Below are my environmental concerns including those to do with traffic, water, and air quality that are expected to result from the sale and (currently proposed) development of the parkland next to Glenmore Landing.

The term “Tragedy of the Commons” refers to the situation where individuals, acting independently and rationally, exploit a shared resource, leading to its degradation or depletion. Without proper regulation or mechanisms to manage a resource, the result is too often overconsumption, environmental degradation or even the collapse of the resource system. Hence the need for wise planning and collective action to preserve the resource.

Traffic

How on earth will the intersection at the south of Glenmore Landing be able to accommodate thousands more vehicles, in addition to all of the vehicles that will use the same intersections to access the developments on the land on the south side of 90th Avenue?

Water: Our Reservoir

If adding thousands of new residents at Glenmore Landing, consider the effect of adding more dogs. In a recent survey, it was found that roughly half of the homes in a city have a dog. While many responsible dog owners will pick up their dog’s poop, some faecal bacteria do remain near the paths next to our reservoir, which gets washed into the water with rain or melting snow. Increased E Coli means increased treatment and cost, while degrading the quality of the drinking water.

Increased crowding on pathways next to the reservoir increases the risk of collisions between cyclists and pedestrians.

The water table is high in Haysboro and Pump Hill. The pumping station at BRT, 90th and 14th was installed because of frequent flooding in the area. From personal experience I know that under my basement excavation in Pump Hill we found an underground stream just two blocks from the parkland/berm in question. Underground parking for the proposed high rises would puncture through the water table. If there is leakage there, will that reduce the water level in the reservoir?

Sewer Lines

Will the old sewer lines nearby, including Haysboro and Kelvin Grove, be able to handle thousands more users? Who will pay for flood damage and sewer repairs? Who will bear the burden of the financial costs of sewer excavations and renovation?

Air Quality

There will be degradation of air quality from idling cars in long traffic jams and cars dealing with inadequate access and egress from Glenmore Landing. Exhaust fumes will affect people with asthma and chronic lung problems particularly those living in the elder facilities nearby.

In the US alone there are more than 2,200 premature deaths annually as a result of air pollution. City administration has declared a climate emergency. The more densification, the more we need parkland.

Birds

As in other cities where high rise buildings are built near water, migratory birds will be faced with walls of glass, and many will die as they collide with the glass fronts of these building.

Where is the consideration of these and other unforeseen consequences?

I predict that the “Tragedy of the Commons” will play out here if this development is allowed to proceed.

Gutter Doctor

- Gutters
- Downspouts
- Fascia
- Soffit
- Siding
- Roofing
- Cladding
- Gutter Cleaning

403-714-0711 • gutterdoctor.ca

Membership Application

Palliser • Bayview • Pump Hill Community Association



One Year Membership: Household cost: Regular \$25 (discounted for 55+ \$10/household)

Please see <http://pbpccommunity.ca/membership> for terms and conditions

Membership is 12 months from date of purchase.

We / I live in: Palliser Bayview Pumhill Other

Name: _____

Additional household members' names (ages for kids): _____

Full Address: _____

Phone: _____ Cell/SMS: _____

Email*: _____

Contact Preference: Phone Email

I agree that PBPCA may send me emails about PBP events, programs, or current affairs.

*We value your privacy. We will not rent or sell your email address.

The PBP community holds many successful functions each year thanks to the tremendous help of our volunteers. If you would like to become involved, please indicate below where you would be interested in volunteering:

- Board Member
- Family Skate Days
- Garden Maintenance
- Casino

**Check your most up to date news about your
community on our website**

www.pbpccommunity.ca



JOIN THE PBPCA HERE!

Will “Upzoning” Work to Make Housing More Affordable?

Copy of revised article for use by Bayview/Palliser/Pumphill

This article was included in the February *Brentwood Bugle* concerning the City of Calgary’s ‘Home is Here’ 2023 Housing strategy for Calgary housing crises. Controversial changes are being made to streamline the City’s bylaws. The City’s objective is to develop greater diversity of housing forms in all communities throughout the city (also called blanket rezoning). What it means for PBP residents: single family dwellings zoned as R-C1 will be rezoned to R-CG (stands for Residential – Grade Oriented Infill). It allows for a variety of housing forms such as semidetached, row houses, town houses, secondary suites, duplex dwellings. An R-CG parcel could have a maximum of four units on a typical 50’ lot with potential for each unit to have a secondary suite meaning a total of eight units. Also proposed are 0.5 parking stalls per unit and 0.5 stalls per suite minimum, meaning our streets will be lined with parked cars. The city has approved a \$10,000 grant through the Secondary Suite Incentive program. This is a very important City-wide drastic change and imperative that Calgarians speak up. Such an important issue should not be decided by a few councilors. It should be put to plebiscite so that all Calgarians can have a say.

Brentwood Development and Transportation Committee

Mark April 22, 2024, on your calendar. This is the day the City Council will start a Public Hearing where they propose “blanket rezoning”, probably Calgary’s most significant zoning change ever. If approved, all single-detached housing properties (currently zoned R-C1) could be redeveloped as townhouses (R-CG zoning). Potentially, the house next to you could be torn down and replaced with a four-unit townhouse with four additional secondary suites (eight housing units in total). Affected neighbours would not be able to oppose or appeal for such a redevelopment if it complies with other bylaw requirements.

Housing purchase and rental costs have soared compared to the inflated costs of other necessities, while wages have not kept up. Many people struggle to make ends meet and housing is commonly their largest monthly expense. How did we arrive at this point?

Clearly, some market-driven issues have increased demand, including population growth in Calgary. Added to this are increased borrowing and mortgage costs, higher costs of groceries, insurance, utilities, and so on. Renters have to compete to find a home, while potential buyers have to compete with investors, developers, and Short-Term Rentals, additionally reducing the affordable housing supply.

Is housing affordability solely a supply-and-demand issue, as some industrial and governmental voices suggest, or are other factors at play? Effectively, the voices supporting a market-only solution suggest that additional housing units of any kind, at any price point, will have a trickle-down effect, reducing prices and making housing more affordable. Such an approach is advocated by our Civic and Federal governments who have provided the housing industry with reductions in approval timelines and taxes without requiring the housing industry or rental property managers to achieve any housing affordability performance measures. The houses being built are not necessarily “affordable”.

While such housing demand and inflationary financial pressures are real, two questions should be asked:

1. Are single-family homes really the main problem such that “upzoning” and densification will make Calgary more affordable?
2. Is an increased supply of housing likely to make Calgary housing more affordable independent of the price of new housing units that become available?

To answer the first question, densification alone does not automatically equal affordability. Not everything trickles down into an “affordable” or lower sales price and rent. If we “just” needed to build more houses, there should be solid historical data that increasing housing supply drives down prices, even in the face of increasing demand, making housing more affordable for those with the greatest affordability needs. That doesn’t seem to be the case: individual townhouse unit prices are often about the sale price of the entire previous older house and property that was replaced.

As for increasing the supply of housing, yes, almost everyone agrees more housing needs to be built. However, blanket upzoning of existing R-C1 homes assumes that those are some of the only possible places to build more. Little heed is placed on all the

other “brownfield” properties in the City that have been promoted as desirable building locations. For example, the new arena deal advocates for all the increased residential buildings that will be built in Victoria Park. Another example is the large Westgate LRT area which has been vacant for many years. The redevelopment at Northland Mall is a good example of higher-intensity use of existing lands. There are many areas of the city with empty or under-utilized lots, where building could start without first removing existing homes – homes that in many cases are the affordable or lower cost homes.

What if blanket upzoning actually serves to increase the price of houses in existing developed communities? Older houses that are cheaper to rent or buy (sometimes referred to as “NOAH” - Naturally Occurring Affordable Housing) are usually the first ones to be replaced by new and more expensive units, further decreasing affordability within any area. Potential community residents who want to buy a family home have to compete against developers to make a purchase. Developers seeking to build an eight-unit building have more leeway on what they can afford to pay for the property because they can divide the lot cost by multiple units. Speculation means that land values may go up in an area, not down. Developers make their money through building, so their best interests are served by building what is most profitable, and it is unlikely to be a low-cost affordable dwelling. Building larger, higher end units (with items such as granite countertops and expensive finishes) doesn’t help those seeking affordability.

R-CGs bring substantial other changes because they can cover 60% of a property (compared to 45% for R-C1): in most cases, mature trees are ripped out and there is little room to ever plant any new trees. Green spaces and vegetation should not be considered mere niceties, they are necessities! Shading and massing are also concerns because R-CGs can be three storeys tall. Given the many bungalows in Brentwood, the increased height difference can be quite jarring.

We urge you to inform yourself about this issue. Read and learn more. You can express your opinions either by attending and speaking at the Public Hearings on April 22, 2024, or by writing to the Mayor and City Councillors prior to the Hearings.

BRAIN
GAMES

SUDOKU

	3	8	5			6		4
7	2	4	1	8		5		
					4			
						3		
8	4						5	6
3		9				4		
			2				6	
		3		9	5	2	8	1
2		1			8		4	

SCAN THE QR CODE
FOR THE SOLUTION

PROTECTING FAMILIES

PROTECTING FAMILIES

IS YOUR WILL UP TO DATE?

**DO YOU HAVE AN ENDURING
POWER OF ATTORNEY?**

**DO YOU HAVE A
PERSONAL DIRECTIVE?**

We can help:

✓ House calls ✓ Reasonable fees

Location: Palliser

403-669-3355

C

CAMERON LAW

A LIFETIME OF EXPERIENCE

FAMILIES

PROTECTING FAMILIES

Nellie McClung Elementary

Drive Thru Bottle Drive

Friday, May 10

8:00 am to 9:00 am
in support of Nellie
McClung Elementary

Bottle Drop-off:

- enter from the west entrance of the parking lot
- pull up to the volunteer station
- pop open your trunk and a volunteer will remove your bottles
- exit from the east exit

Upcoming Bottle Drives

- June 14

Thank you for supporting us with your donation!

**For business classified ad rates contact
Great News Media
at 403-720-0762 or sales@greatnewsmedia.ca**

ELECTRICITY IS NOT A HOBBY: Call a licensed electrician and pot light specialist. No job is too small. Excellent rates. Please call John at 403-708-6555.

OFFICIAL PLUMBING & HEATING: Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating.ca; www.official-plumbing-heating.ca.

PALLISER | BAYVIEW | PUMPHILL MORTGAGE BROKER: Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

CALGARY FRESH JOCK: We expertly clean sports equipment including hockey, lacrosse, football, baseball, wrestling and more. Cleaned, disinfected & refreshed for better health and performance. Conveniently located at 109, 10836 24th Street SE, Calgary. Call 403-726-9301 to keep your sports gear in top shape. Equipment pick-up / drop-off service available.

CALGARY MAT & LINEN: Get high-quality mat and linen services with pick-up and drop-off from Calgary Mat & Linen! We offer expert rental and cleaning for hospitality and healthcare industries. Contact us at 403-279-5554 or visit <https://calgarymatandlinen.com/> to learn more and get a quote. We are located in SE Calgary.

LANDSCAPING & WINDOW CLEANING: Weekly yard care starting at \$39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at \$109; interior or exterior. Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured. WCB. 403-265- 4769 | YardBustersLandscaping.com.

VOLUNTEERS NEEDED!

CASINO FUNDRAISING COORDINATOR NEEDED

We are looking for one person to work with our paid Casino Advisor in managing the PBPCA fundraising casino on Sep 27/28.

Duties include volunteer management, casino license submission. The coordinator does not need to attend the actual casino.

Please also consider taking a shift on for our casino using the link below.

[JOIN NOW](#)

BUSINESS CLASSIFIEDS

JUNK TO THE DUMP / ODD JOBS: Safety starts with a clean and clutter free environment. Disposal of any household unwhants. Reno clean-ups. Move in/out garbage removal. Disposal/recycling of appliances/electronics. Reno moves. Very prompt service, best prices and satisfaction always guaranteed! We load. Senior discount. Please call Sanil for your free estimate at 403-616-2758.

K2 BOOKKEEPING: Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

PAINTER SERVICING PALLISER | BAYVIEW | PUMPHILL: Experienced Calgary Painter - Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look. www.fivestarpainting.com.

LANDSCAPING & SNOW REMOVAL: AS/F Contracting specializes in landscaping & lawn care services, residential, commercial, spring clean ups, tree pruning and more. Call Shawn for a free estimate at 403-651-0424 | www.asfcontracting.com.

AFFORDABLE DENTAL CARE MINUTES FROM PALLISER | BAYVIEW | PUMP HILL! Dental doesn't need to break the bank! We follow Blue Cross and all dental insurance fees. No surprises. No fluff, no frills! Direct billing; instant tax receipts, too! Independent establishment for over 33 years! Call today at 403-287-6453 or 403-272-7272, or visit CalgaryDentalCenters.com. Save money, smile, be happy!

BARKER'S FINE DRY CLEANING: We specialize in pressed shirts, wedding dresses, and exquisite linens, including sheets, duvets, and pillow cases. Your premier destination for impeccable garment care, situated in the heart of Douglas Glen at 109, 10836 24th St SE. For unmatched service, contact us at 403-282-2226. Pick-Up /Drop-Off Service Available.

EXPERIENCED LOCAL HANDYMAN-CONTRACTOR: Whatever your home improvement project may be, our team of experts can help. Fully insured and licensed with the city. 15% seniors discount. Call us today for a free quote. 403-255-5115.

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

GUTTER DOCTOR: Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, and heat cables. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

PLUGIN ELECTRICAL SERVICES: We are your next-door electrician, a family-owned company with over 18 years of experience. From adding lights or plugs, smart switches, panel upgrades to home renos, we're here for all your needs. Our goal is always 100% customer satisfaction. Call Raph at 403-629-6726 or email pluginelservice@gmail.com for a free quote.

PR HANDYMAN: All exterior repairs and renovations: fences, decks, railings, stairs, sheds, garages. Prep/place/repair all styles of concrete/parging. All interior repairs/renovations: drywall, paint, plumbing. Kitchen and bathroom renovations, basement renovations. No job too small! Seniors' discount. Fully-insured. Sheldon, 403-975-5562.

TERRAVIEW LAWN CARE & LAWN PAINTING: Lawn painting; enjoy a nice green lawn while saving water! Drought friendly! Spring cleanups, power raking, aerating, slit-seeding, etc. Weekly and bi-weekly mowing and yard maintenance services. Reasonable rates. Ron | 403-669-4671 or Craig | 403-819-7905. View us on Facebook at www.Facebook.com/TerraViewLawnCare.



GAMES & PUZZLES

Guess the Invention!

1. This delicious, chocolatey treat was created by mistake by Ruth Graves Wakefield in 1930.
2. This Canadian-born technological invention gave the public a more immersive film experience in theatres.
3. James Naismith, a Canadian-born P.E. instructor invented this indoor team sport in 1891.
4. Hollywood actress Hedy Lamarr famously created a frequency-hopping technology, which would eventually lead to this modern wireless network technology.
5. Canadian artist Joe Shuster co-created this iconic comic book character in 1938.
6. In 1940, Norman Breakey of Toronto created this tool which would save time applying paint.



SCAN THE QR
CODE FOR THE
ANSWERS!

PLUMBER



PLUMBOB *Father and Son*

- ✓ Small Company
- ✓ Low Overhead, Great Rates
- ✓ Sewer and Drain Cleaning
- ✓ Free Estimates & Advice
- ✓ Hot Water Tank Specials
- ✓ Gas Fitter

Call Bob: 403-461-3490



**WEIGHT
MANAGEMENT CLINIC**

★ **NOW OPEN** ★

• MEDICAL DIETS • PROTEIN SUPPLEMENTS • MEDICATION

403.278.3411

www.calgaryweightlossclinic.com



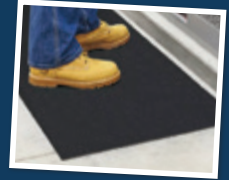
CALGARY MAT & LINEN SERVICES

403.279.5554
calgarymatandlinen.com

We care about the safety, cleanliness,
and appearance of your business.

Mat Rentals & Purchases

- Outdoor and indoor entryway mat rentals
- Customized mat rental programs to suit your needs
- Mats are regularly changed, cleaned, and sanitized
- No upfront mat inventory investment required
- Available mat types: Outdoor Scrapers, Entry Mats, Logo'd Mats, and Waterhogs
- Multiple different mat sizes available to suit your unique work environment



Wedding and Party Linen Cleaning

- Tablecloths & napkins
- Flexible pick up / drop off scheduling
- Quick turnaround times

Linen Cleaning Services

- Towels, Sheets, Pillow Cases, & Face Cradles
- Ideal services for Hotels, Massage, Physiotherapy, and Chiropractic



Workwear Cleaning Services & Supplies:

- Uniforms, Coveralls, Gowns, Rags
- Tork Dispensers and Supplies



VISIT OUR WEBSITE



CONTACT US



YOUR HOME SOLD GUARANTEED!*

Call to find out more about our Innovative Consumer Programs



LEN T WONG + ASSOCIATES



GREATER PROPERTY GROUP



Call or Text 📞 403-606-8888 ✉️ len@lentwong.com 📍 calgaryhomesearch.com 🏠 calgaryluxuryhomesearch.com

*Guarantee is being offered by Greater Property Group. Terms and Conditions apply.

PALLISER COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	24	2	3	\$439,000	\$503,000
January	24	7	8	\$394,450	\$401,250
December	23	4	3	\$725,000	\$745,000
November	23	6	2	\$432,450	\$441,650
October	23	3	5	\$450,000	\$467,100
September	23	5	4	\$444,950	\$471,750
August	23	7	7	\$665,000	\$644,000
July	23	2	2	\$324,450	\$353,750
June	23	11	10	\$412,400	\$394,500
May	23	5	10	\$687,950	\$688,750
April	23	6	4	\$324,950	\$348,500
March	23	9	9	\$399,900	\$400,000

PUMPHILL COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	24	1	2	\$974,500	\$965,000
January	24	3	3	\$1,275,000	\$1,185,000
December	23	1	1	\$624,900	\$685,000
November	23	0	0	\$0	\$0
October	23	3	2	\$1,624,450	\$1,602,500
September	23	0	1	\$784,900	\$811,600
August	23	3	2	\$1,004,000	\$986,500
July	23	1	0	\$0	\$0
June	23	3	3	\$1,998,000	\$1,818,888
May	23	2	5	\$1,150,000	\$1,100,000
April	23	3	2	\$1,099,000	\$1,075,500
March	23	5	1	\$1,200,000	\$1,195,000

To view more detailed information that comprise the above
MLS averages please visit pall.mycalgary.com

To view more detailed information that comprise the above
MLS averages please visit pump.mycalgary.com

MINUTES AWAY. MILES AHEAD!

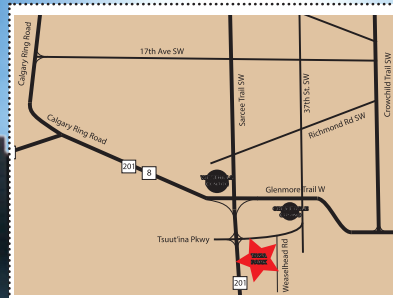
ALL-NEW AND NOW OPEN!

BIG4



**5905 WEASELHEAD RD.
888.270.3139**

www.BIG4MOTORS.com



**COMPLIMENTARY
CAR
WASH
WITH THIS
COUPON**



**5901 WEASELHEAD RD.
403.263.4530**

www.METROFORD.ca

*Offer valid for one car wash per customer, per coupon at either Big 4 Motors or Metro Ford. Coupon has no cash value. Car wash availability may be subject to volume or weather conditions. Coupon must be surrendered at time of wash. Other conditions apply. Ends 04/30/24. Contact dealers for details.

Your Local Realtor

MARGARET HAMILTON

403.615.4256

403.252.5900

margarethamilton@shaw.ca
www.margarethamiltonrealestate.com



Royal LePage® Solutions
205, 264 Midpark Way SE
Calgary, AB T2X 1J6