

JANUARY 2024

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PBP Matters



THE OFFICIAL PALLISER BAYVIEW PUMPHILL COMMUNITY NEWSLETTER

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		Properties		Median Price	
		Listed	Sold	Listed	Sold
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
February	23	2	1	\$1,649,900	\$1,585,000
January	23	2	0	\$0	\$0
December	22	0	1	\$1,149,000	\$1,107,500

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

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BEST PICTURE

Oscar season is an exhilarating time of year. With so many categories and nominees, it can be hard to keep track of what's going on! One thing of note is that only three animated films have ever been nominated for Best Picture. Up, Toy Story 3, and Beauty and the Beast in 1991 which was the first ever animated Best Picture nomination.

Note to Readers

The Op-ed by the former community coordinator in the December 2023 PBP Matters does not reflect the understanding, views, decisions, or statements of the current 2023/2024 Board of Directors of the PBPCA. It was produced and printed without the knowledge and consent of the current board.

Cover Photo Disclaimer: This month's cover photo has been provided by Communities for Glenmore Landing Preservation. These renderings are being provided for illustration purposes only based on reasonable efforts to show what the proposed redevelopment will look like if built to maximum heights in accordance with the current application submitted to the City by RioCan.

These renderings have not been prepared by or approved by, RioCan or any of its consultants.

The final design of the proposed redevelopment of Glenmore Landing, if approved by The City of Calgary, may be different from these renderings.

INCOMING PRESIDENT'S MESSAGE

As incoming President of our PBPCA Community Association and on behalf of our Board, I thank the former directors for the service they provided to our community and wish them well.

For years, the PBPCA has had only approximately 150 paid memberships. Residents of the area have expressed disinterest in our membership primarily because they perceive that the association will not properly represent them to City Council with areas of concern regarding development, traffic, and overall community issues. Residents have mentioned sending emails to the Board which never reached the PBP Directors. Some tell me they were informed by their elected representatives that community associations should not get involved in the planning and development process. In fact, past Board members have publicly stated and maintained a neutral position with respect to development.

Our PBP community is facing a proposal to use parkland at Glenmore Landing for a huge high-rise development. If this parkland is rezoned to allow that, we fully expect that it will have many lasting harmful effects. Community Associations play a unique role in responding to development proposals that impact their communities. There are points within the development process that the city will only consider input from Community Associations. The City's website: <https://www.calgary.ca/communities/community-associations/general-information.html#def> confirms that, according to City guidelines, CAs are expected to both "promote the protection of their community's natural resources and beauty" and "voice community concerns on issues affecting their community". Further, it is confirmed at <https://calgarycommunities.com/wp-content/uploads/2018/02/Establishing-a-Community-Association-Summary-for-External-Use.pdf> that the PBPCA is expected to "provide information to residents through a newsletter and/or web presence and act as a unified voice on issues affecting the community and provide input into the planning and development process and foster good planning practices."

The perceived apathy by the PBPCA, as efforts marched forward to rezone parkland for high density residential development - next to Glenmore Landing and the Glenmore Reservoir - inspired many of our neighbours to awake to the threats being posed by this proposed development, and to do something.

Members of our Board are talented people with legal, engineering, building, and development experience, who have served on other, larger boards. They reside in our community and will uphold the above duties of the PBPCA to our neighbours. We believe the time to act is now, to protect our parks, communities, and potentially the Glenmore Reservoir (our city's drinking water) from degradation. It is important to understand that RioCan's proposed redevelopment of Glenmore Landing will place one of the largest high rise residential developments in our City's history, right on the doorstep to sensitive Glenmore Reservoir Parklands. RioCan forecasts construction to last fifteen years in the first phase with over 3000 residents and jobs on five acres of parklands purchased from the City (existing berms along 14 St and 90 Ave). RioCan's plans to redevelop the remaining 10.4 acres of land (second phase - existing shopping center) are vague. During construction our community can anticipate high-volume construction noise from pile drivers, jackhammers and dump trucks as well as have tremendous impact on traffic, pedestrians, seniors, bike, and wheelchair users.

While we recognize the need for more residential accommodation in Calgary, we believe that the City should follow proper procedure, disclose relevant information to the public and provide enough time for informed and meaningful response before the rezoning decision - and not make it behind closed doors. This is critical for the Glenmore Landing area, with its restricted access and its proximity to the reservoir natural areas and pathways. The permitted activities of our CA are not restricted to renting space, fundraising, and family events. Many years might pass between times when residents of our community must rise to defend their neighbourhood, but this is certainly one of them. We are always looking for volunteers for the Casino fundraiser, children's activities, and other events. Contact us at secretary@pbpccommunity.ca. We hope to have an adult social event in the new year for you to come to the PBPCA community hall to meet our new directors and hear your thoughts.

Please support the PBPCA, at <https://pbpcam50779.wildapricot.org/Membership>. Membership costs \$10 for Senior households/\$25 regular and will help support and safeguard our parks and communities.

Wishing you all the best in 2024,
Harris Hanson

PBPCA Hall Rentals

2323 Palliser Drive SW - 403.281.1908
See www.pbpccommunity.ca/rentals



Our Main Hall (MH) is rated for 109 people & comes with folding tables & chairs. The MH has direct access to the rear patio, sports park, & playground. There is a 92" screen with a Wireless / Bluetooth HD projector and PA system available for rent. Free WIFI throughout the facility. \$43/hr.

Our kitchen is equipped with late model appliances, including an available WEBER propane BBQ for patio cooking.

Our Boardroom holds 37 people for meetings, classes, etc. It features an UHD 82" SMART TV with WIFI access to stream movies & programs. The BR also features a Yamaha sound system to enhance the TV. Rates for the BR are \$27/Hr.



Membership Application

Palliser • Bayview • Pump Hill Community Association

www.pbpcommunity.ca



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

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

Membership is 12 months from date of purchase.

We / I live in: ☐ Palliser ☐ Bayview ☐ Pumphill ☐ Other

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

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☐ 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 Facebook and Instagram!

 **@PBPCcommunityassociation**

 **@pbp_community**



JOIN THE PBPCA HERE!

AGM Notice - Please Save the Date

The Pumphill, Bayview, Palliser Community Association (PBPCA) will be hosting its Annual General Meeting February 6, 2024, at 7:00 pm MT at 2323 Palliser Dr. SW.

We invite all community members to join us for an evening of community updates, discussions, and the opportunity to connect with your neighbours.

At the AGM, we will be discussing key community initiatives, including the proposed (RioCan) Re-Development of the Glenmore Landing Shopping Centre Project, sharing updates on ongoing projects, and providing a platform for community members to voice their opinions and suggestions. This is your chance to actively participate in shaping the future of our community.

If you have any questions or specific topics, you would like addressed at the AGM please reach out to us at pbpcam@pbpcommunity.ca.

Thank you for your ongoing support, and we look forward to seeing you at the Annual General Meeting.

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Glenmore Landing Redevelopment

On October 25, 2023, RioCan hosted an open house for the Glenmore Landing development. The Residents of PBP who are knowledgeable in planning and engineering expressed significant concerns about the redevelopment. They have requested consultants' reports and documentation from the city, but those have not been provided to date. Notable changes included reducing the height of the six towers from 36 storeys to around 21 to 25 storeys, while maintaining a density of approximately 3000+ people. However, RioCan was vague about the density and use of the 10.4 acres of the existing plaza and other community concerns posed to them.

There are several key concerns which are yet to be addressed and include:

1. Transportation Impact Analysis. Traffic impact is an important consideration for the viability of the proposed development. The overall impact of multiple developments must be analysed simultaneously. The TIA must provide consideration to future traffic generated by the rezoning of the Jewish Community Centre, the Coop, Tsuut'ina Taza, and Southland Crossing developments. In addition, three senior residences across 90 Ave. with their numerous pedestrians should also be considered in TIA. A single stop-light exit at Glenmore Landing used by 12,000 residents to access rest of the City and Rockyview Hospital pose serious safety and traffic related concerns. Finally, the TIA report needs to be shared with the stakeholders to address any concerns.

2. Density. The amended land use application indicates 3000+ people on the five acres of Parkland sold to RioCan and additional people and jobs planned on remaining 10.4 acres in the long term. A neighbourhood shopping plaza will match the density of downtown. Considering other proposed developments and the potential for HGO zoning, it is very important to ensure the infrastructure can handle this.

3. Parking. The underground parking per developer's role of thumb puts the dig at 6 stories below ground. The impact of underground parking on the Glenmore Reservoir water table raises significant concerns. A hydrology and geotechnical impact study must be conducted to assess effects on the water table, as the reservoir provides half of the city's drinking water.

4. Sun Shading and Wind Speeds/Tunnels. Shadows cause black ice accidents on roadways and pathways. The community requests shadow maps for the months of September and March when the sun is low (8:00 am) and studies on wind speeds/tunnels.

5. Environmental Assessment and Impact Study. An environmental report/impact study must evaluate the carbon footprint of the six proposed conc. towers on the fragile environment of Glenmore Reservoir, Weaselhead, and Fish Creek Park. Infrastructure effects on transportation, water, and sewer also need addressing. Other concerns include a fifteen-year construction phase for RioCan's short term redevelopment which raises concerns about dust and disruptive construction noises affecting both park users and local wildlife.

6. Selling of Parklands. Surplus lands function as buffers. These parklands, protect adjacent drinking water areas from development impacts. The City hall fought the original developer all the way to the Supreme Court to maximize the parklands in mid 1980s so that Glenmore Landing will not be a blight on the adjacent Parklands. This strategic long-term vision and legacy must be upheld.

7. Area Redevelopment Plan (ARP). The Local Area Plan or Area Redevelopment Plan (LAP/ARP) does not exist. We believe that a City initiated LAP/ARP will determine the area's potential buildout and subsequent impact on the road network, schools, water, and sewer capacity etc. and will ensure full accountability and transparency and in full compliance with City Planning practices and processes. A development of this magnitude normally has a due process of many years of public consultations and approvals by the City. A neighbourhood shopping centre redevelopment adjacent to an environmentally sensitive reservoir should not be pushed through the aggressive timelines of the City/RioCan without a LAP/ARP in place.

The RioCan REIT Q3 2023 Financial Report states: "*RioCan continues to revisit zoning applications to optimize density and use in order to improve project economics. RioCan does not intend on commencing any new physical construction in the near term.*"

The PBPCA is requesting an LAP/ARP be prepared before the parklands are declared surplus and sold off and this land use redesignation be put on hold and evaluated carefully.

Sushma Mahajan



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

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Vice President	Anna Kaufman
Treasurer	Virander Mahajan
Secretary	Lesley Farrar
Director of Civic Affairs	Sushma Mahajan
Directors at Large	Mike Krayacich, Robert Mason, Kory Postma, Sam Plucer, Irwin Rajesky, Jayda Rosenthal, James Sorenson

Community Centre Contacts:

PBP Community Coordinator	Jen Sherstabetoff 403-281-1908
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BAYVIEW



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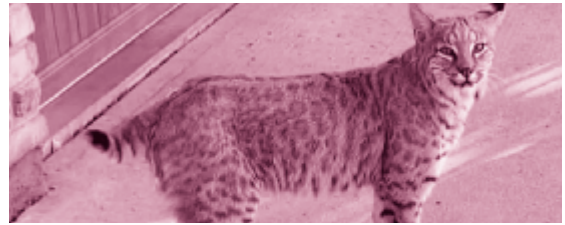


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Bobcats in Bayview

by Jesse Hanson, Grade 8



Bobcat chasing a red squirrel

In the winter, going to work early or driving kids to school in the dark, sometimes we see a bobcat hunting around the compost bin of one of the houses in our neighbourhood or crossing 90th Ave before there is traffic.

Bobcats are a type of lynx:

1. The Canada lynx has big, furry feet and can walk on deep snow.
2. The bobcat has a stubby tail.

Bobcats live in habitats where the snow does not get as deep.

With the milder winters we have been having, you are more likely to catch a glimpse of one.

The quiet green space near Calgary's Glenmore Reservoir usually has a wealth of prairie hares and the evergreens in Bayview are home to three types of squirrels, all of which are natural prey for bobcats. Their food source and habitat are here and that's why we're seeing them. Bobcats are about twice the size of a house cat. With the conditions we have in Bayview, don't be surprised to see them in your backyards and gardens.

They can leap onto a fence to catch a squirrel or chase down a rabbit.

If a small dog wants to challenge them, expect it to lose. They are ambush predators. So, normally they sit and watch and wait for a prey animal to come close enough. Then they do a short run and chase.

As shy as they are of humans, they have been known, when hungry, to take a house cat, and even a small dog. So, if you see one lounging and stretching out in your backyard, it's not a good idea to introduce it to your pet. Isn't it nice to have the chance of coming across a creature like this?

If you have a wildlife photo or article you would like to share in the PBP Matters, please send it to pbpcam@pbpccommunity.ca.

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Word of the Month

Fortuitous: Adjective (For-too-uh-tus)

**Happening by chance or showing
good luck**

**It was rather fortuitous that the two
sisters arrived at the same time.**



Meet Your MLA



Nagwan Al-Guneid
MLA for Calgary-Glenmore

Diana Batten
MLA for Calgary-Acadia



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That's a Lot of Snow

Scotland has an impressive linguistic flair for describing snow—with a whopping 421 distinct words and expressions! Among them, you'll find gems like "snaw," "sneel," and "skelf," officially documented as part of the Scottish lexicon for capturing the nuanced beauty of snow in its various forms. It's a linguistic snowscape that paints a vivid picture of Scotland's intimate relationship with the winter wonderland.



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PALLISER COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
November	23	7	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
February	23	5	2	\$506,950	\$495,000
January	23	5	5	\$309,900	\$310,400
December	22	3	6	\$379,450	\$356,375

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

PUMPHILL COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
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
February	23	1	1	\$1,075,000	\$1,080,000
January	23	0	0	\$0	\$0
December	22	0	0	\$0	\$0

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

How to Deal with Those Long Sleepless Nights

by Nancy Bergeron, R.Psych. | info@nancybergeron.ca

As we turn the corner from the longest nights of the year, sleeplessness is a common issue for many. Sleep is a basic human need and is essential for good mental and physical health. Sleep-wake disorders involve excessive sleepiness, breathing-related sleep disturbances, and abnormal experiences during sleep.

Common symptoms of insomnia and sleep-wake disorders include difficulty falling asleep, staying asleep, and having trouble waking up most days.

Factors that contribute to sleep disturbances are things like anxiety, stress, depression, chronic pain, stimulants (caffeine, nicotine, and some medications), and having an irregular sleep schedule. Some groups of people are at higher risk than others such as doctors and nurses, shift workers, truck drivers, and parents with very young children.

Lack of deep sleep causes a multitude of issues such as daytime fatigue, difficulty paying attention, concentration challenges, decrease in productivity, irritability, angry outbursts, memory challenges, and an inability to multitask.

To overcome these challenges, keep track of the time you fall asleep and wake up, how long it takes you to fall asleep, how often you wake through the night, and how long it takes to fall back asleep. Bring your answers to a psychologist or doctor who specializes in sleep disorders.

Your doctor can send you to a sleep clinic to see if you have sleep obstruction (sleep apnea). Your partner or roommate may tell you how loud or how much you snore. Doctors can prescribe you short term medication to get you back on track. However, compared to medication, your psychologist can teach you drug free techniques by assessing your sleep problems, teaching you better sleep hygiene, and offering evidence-based psychotherapy, and self-care practices such as:

1. Cognitive Behavioural Therapy
2. Relaxation techniques



3. Specific exercise routines
4. Exploration of nicotine and caffeine use (caffeine is hidden in many foods)
5. Help create consistent sleep routines
6. Help you learn to limit naps
7. Teach you how to create a healthy sleep environment
8. Night-time brain dump

Sleep is essential to your well-being. Don't put off seeking the help that's available.

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International Day of Education

- January 24 is International Day of Education! The United Nations General Assembly solidified this annual observance to celebrate the role education plays in the development and peace within countries. Let's hear it for all our educators on this day, and every day!



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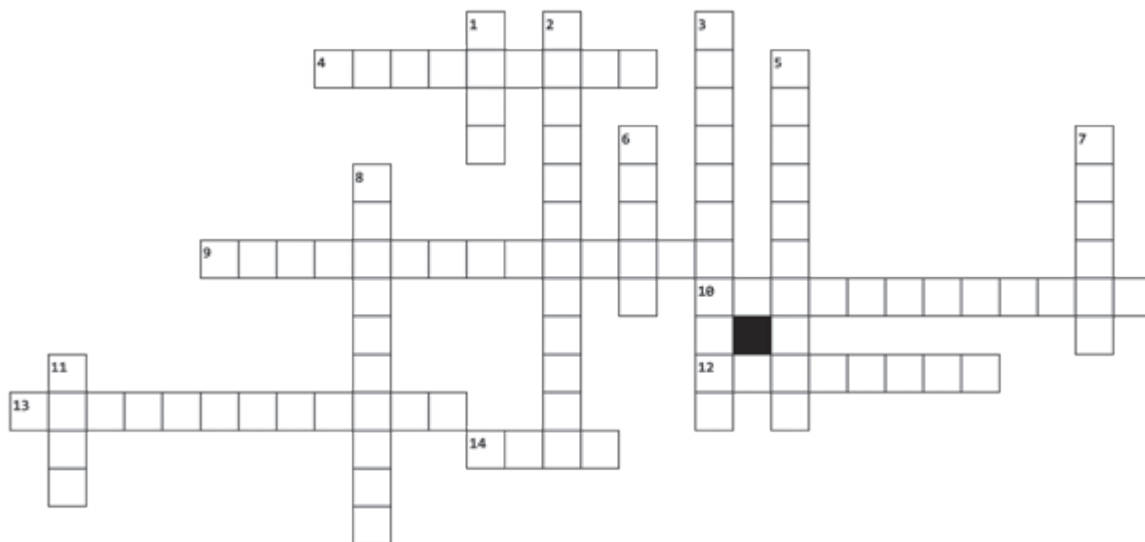
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January Crossword



Across

4. Every year on January 11, Sir John A. _____ Day is observed in Canada.

9. Premiering on January 6, 1975, this game show features multiple contestants working with the alphabet to try and solve a puzzle. It has 41 seasons.

10. In 1904, the first New Year's celebration was held in Times Square to celebrate the new headquarters of this popular publishing company.

12. January is known for being the coldest month in this hemisphere.

13. Before being turned into a film, *The Girl on the Train* was written by _____ and published on January 6, 2015.

14. Born on January 25, 1981, this talented Alicia sings "No one" and "If I Ain't Got You".

Down

1. People born between December 22 and January 22 are considered Capricorns. Interestingly, this word comes from 'Capricornus' which means _____ in Latin.

2. A true Canadian icon, this former hockey player was born on January 26, 1961, and holds the nickname "The Great One".

3. This gruelling survival film came out on January 8, 2016, finally winning Leonardo DiCaprio his long-awaited Oscar.

5. This British singer songwriter was born on January 10, 1945, and is known for his raspy voice and his album *Every Picture Tells a Story*.

6. This two-faced God is the symbol of January in ancient Roman myth.

7. This stone is the official birthstone for January and is meant to keep you safe when travelling.

8. On January 25, 1961, Disney put out the spotted masterpiece, *101* _____.

11. This iconic single from Canada's own Justin Bieber features Ludacris and was released and available for digital download on January 18, 2010.



Visit bit.ly/mycalgaryanswers or scan the QR code for the answers

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	SINGLE FAMILY HOMES		PRICE	CONDOS	PRICE
BAYVIEW	Active	0	—	0	—
	Sold	0	—	0	—
PUMP HILL	Active	1	\$1,275,000	0	—
	Sold	0	—	0	—
PALLISER	Active	1	\$865,000	3	\$389,900 – \$525,000
	Sold	0	—	3	low \$390,000s – mid \$490,000s

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