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## PALLISER COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
March	24	8	5	\$640,000	\$680,000
February	24	3	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

To view more detailed information that comprise the above  
MLS averages please visit [pall.mycalgary.com](http://pall.mycalgary.com)

## PUMPHILL COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
March	24	3	0	\$0	\$0
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

To view more detailed information that comprise the above  
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MANY OTHER PACKAGES AVAILABLE!

## BATHROOM RENOVATION SALE

### TUB TO SHOWER CONVERSION

- Remove all old materials from bathroom and job site
- Supply & install one custom shower stall 60" x 30"
- Supply & install new water resistant board
- Schluter base
- Supply & install new tile to ceiling
- Supply & install custom shower doors
- Supply & install new Delta pressure balance taps
- Supply & install new toilet with soft close seat
- Supply & install one corner caddy with soap dish

**ABSOLUTELY NO HIDDEN COSTS**

*Some restrictions may apply. Reg: \$12,679*

**SALE \$8,379**

*Limited Supplies*

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- Remove all old materials from bathroom and job site
- Supply & install new acrylic soaker tub
- Supply & install new toilet with soft close seat
- Supply & install new Delta pressure balance taps
- Supply & install new showerhead & diverter spout
- Supply & install new mold-resistant board
- Supply & install new tile to ceiling
- Supply & install one corner caddy & soap dish
- Supply & install new subfloor
- Installation of new tile flooring
- Supply & install new vanity
- Supply & install new granite or quartz countertops with undermount sink
- Supply & install new Delta vanity tops
- Supply & install new drain system & pop-up stopper

**ABSOLUTELY NO HIDDEN COSTS**

*Some restrictions may apply. Reg: \$14,679*

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<b>Community Contacts</b>		
Community Resource Officer	Cst. Chad Rausch #3693	CRausch@calgarypolice.ca

[pbpcam@pbpccommunity.ca](mailto:pbpcam@pbpccommunity.ca) | 403-281-1908

*Happy Mother's Day!  
Or Maybe Not...*

This year in Canada, Mother's Day will be celebrated on May 12. But this is not the same for moms in other countries. In Arab countries it's March 21, and in the UK, it's on the fourth Sunday of Lent. Whenever it is, let's just agree moms deserve all the love, pampering, and chocolates they can get!

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

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## Weaselhad Flats - Experience Nature in the City

by Marvin Levant

Delve into the only delta in our city. As the Elbow River flows into the Glenmore Reservoir it slows down, depositing sand and gravel, creating a network of bars, channels, and oxbow marsh areas at Weaselhead Flats. This type of habitat is called a delta, and it is host to a relatively unique array of plants and animals. The flats are also home to one of the largest stands of coniferous forest in the city.

### Plant Life

The dominant White Spruce Forest is on the south shore, but very impressive individual trees are found interspersed in the predominantly deciduous forest on the flats and valley walls. The moister deciduous forest areas are primarily Balsam Poplar. Trembling Aspen occupies the dryer areas. Also, on the flats, is an extensive shrub community consisting mainly of tall Sandbar Willows and Water Birch.

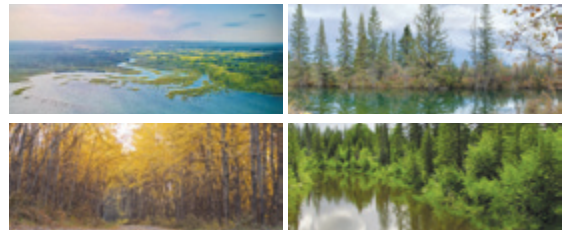
### Wildlife

This diverse habitat allows for a correspondingly wide variety of birds and other wildlife. In the open waters, look for Common Loons and Tundra Swans (species you are unlikely to see in other parks). The mud flats and sandbars are the haunts of shorebirds, such as Lesser Yellowlegs and American Avocet.

The coniferous forest is home to both Red and White-winged Crossbills who specialize in feeding on cones. In the mixed forests you can find all three species of hummingbirds, found in Alberta - Calliope, Rufous, and Ruby-throated.

Being in the river valley, and with proximity to the countryside to the west, the flats provide the best place, in Calgary's Park system, to catch a glimpse of a black bear.

Take the opportunity to explore what nature offers in this wonderful parkland at the doorstep of our community.



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# 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](http://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.





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# 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/](http://www.pbpccommunity.ca/donate/) you can follow the link and get an immediate tax receipt for your donation. With donations over \$250 please mail a cheque to Palliser Bayview Pumphill Community Association (marked Environmental and Planning Advocacy) to 2323 Palliser Dr SW, Calgary, AB, T2V 3S4.

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/](http://www.pbpccommunity.ca/2024/02/13/community-associations-duty-to-advocate-in-planning-matters/).



## Solving the Puzzle of the Jigsaw



Did you know that the first jigsaw puzzle is believed to have been made in 1760 by a man named John Spilsbury using a marquetry saw! He was a cartographer and engraver based in London who was interested in teaching people about maps, which led to the creation of this fun educational tool.





## Your Home's Equity Awaits! Call Now for Your Free Checkup

Spring has arrived, and along with it, the real estate market in Calgary is in full bloom! With demand reaching unprecedented levels, this is the ideal moment to leverage your home's equity.

Reach out to us today for a complimentary home equity assessment and uncover the untapped potential. Whether you're in the market to buy or sell, our seasoned team has been dedicated to serving your community for more than 30 years, guaranteeing you exceptional deals and service.

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# Proposed Densification of Calgary – Follow the Money

by Harris Hanson

Our federal government in Ottawa controls immigration to our country. Canada is a big country with plenty of room. It is reasonable that our federal government bear the necessary costs of accommodating the new immigrants. It is offering money to municipalities in our provinces, with “Housing Accelerator” funding to bring in blanket legislation to revise their zoning, to allow for much higher density development. Is Calgary’s municipal government controlled by people who really want that money? Are they using our tax dollars to go through the motions of public engagement, in an attempt to validate that legislation, which they intend to push through, regardless of all the opposition from Calgary homeowners?

Did the homeowners in Canadian municipalities have any idea, at the time of their last elections, that the people elected would later use their positions to push through such legislation, regardless of the effect on the infrastructure, traffic, parking, parks, and enjoyment of their homes and residential neighbourhoods? Did such legislation go through in Edmonton before the homeowners there were paying attention and realized what to expect?

I believe that any rezoning process should take into account the characteristics of a neighbourhood, and not lump neighbourhoods, needing protection from further densification, in with all the others. I think Calgarians are in favour of facilitating truly affordable housing for high density projects near LRT stations, along major road/transit corridors, and in vacant or underutilized commercial sites. Smaller, minimalist style units, at these locations, would require minimal parking. That is what should be focused on, for people just starting out or having a hard time making ends meet. Those are not the people who would be living in expensive high rise residential buildings, or local neighbourhoods, should such construction be allowed by our City Council to occur at Glenmore Landing, despite the expected impacts traffic, parking, the Glenmore Reservoir water supply and its adjacent public park and pathways.

Residents of some municipalities in our country appear to have awoken to the risks of proposed city-wide densification legislation, in time to try to

impress their elected representatives not to push it through indiscriminately. Our city council would be wise to follow the lead of city council in Windsor and to care about what homeowners say and the expected dramatic impacts on their quality of life. Their homes are usually their single biggest investment in life, chosen for the density and amenities reasonably expected in the neighbourhood.

If and where high-rise residential developments are permitted, we have to ensure that they are wisely located and have the desired effect of producing more affordable housing. As with other densification measures, thought must be given to the number of vehicles being added to local traffic, preserving local parks and green space and (in a world that is getting warmer) protecting our water supply.

Even before this densification legislation was proposed, Calgary was seeing serious problems with homelessness, aggravated by drug addiction/overdose/poisoning, which increased demand on our EMS and police services. With the people using homeless shelters having access to our rapid transit system, they were appearing in increasing numbers in and within easy walking distance of LRT stations. Our police had to hire 50 more officers and try to integrate with transit safety and social services in dealing with the increased demand on these systems.

The process is fuelled with reports by professional people with arguments to support those who would profit from the rezoning.

It seems that the same people at the City, who advocate for widespread high density rezoning, do so despite the opinions of the residents of the affected neighbourhoods, who are not provided with the reports or other information necessary to make such important decisions concerning these matters.

In Canada, we can accommodate immigrants. It does not have to be at the expense of our Glenmore Reservoir water supply, or the nearby parks, paths, and homeowners. The Alberta cities of Lethbridge, Medicine Hat, Grande Prairie do not have the same crowding as Calgary and would have been happy to take part in the Housing Accelerator program.

This is a time to support your local community association and make your concerns known to city council, whether or not you made a written submission before their April 15, 2024, deadline.

## Do you want to live next to this?

This represents **8 households** on a **50 foot lot next to single-family homes.**

- More units allowed on bigger lots (12!)
- 3 stories (11m) - balcony allowed on 3<sup>rd</sup> floor
- 0.5 parking spots per unit
- Lot coverage moves from 45% to 60%

### This is CITY WIDE UP-ZONING

Good planning means, approving **the right buildings in the right places.**

Therefore, densification should first occur along transportation routes, near LRTs and commercial centres, and NOT deep in neighbourhoods.

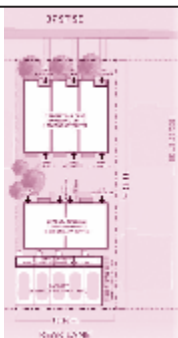
**Citywide up-zoning benefits for-profit developers and flippers.**

#### Up-zoning WILL NOT:

- increase the availability of **AFFORDABLE** housing
- increase housing **SUPPLY** in a timely manner

#### Write to ALL Councillors and the Mayor

See the "Take Action" page at the Communities Matter webpage via QR code for letter templates and email addresses. Please also copy: [info@yourseca.ca](mailto:info@yourseca.ca).



Communities Matter

## New Arthur Child Cancer Centre

by Harris Hanson

Calgary's new Cancer Centre is named after Calgary Philanthropist Arthur Child, of Burns Foods, who died in 1996 and whose foundation has for many years generously supported medical education and advancement in Calgary. The foundation, led by talented Trustee Lorne Jacobson (who was mentored by and worked with Mr Child for many years) donated \$50,000,000 to this project – the largest gift in the history of Alberta Health Services.

The Arthur Child Cancer Centre is expected to open at the Foothills Medical Campus in the fall of this year. See [together4health.albertahealthservices.ca/calgary-cancer-centre](http://together4health.albertahealthservices.ca/calgary-cancer-centre).

With an investment of \$1.4 billion, the Arthur J.E. Child Comprehensive Cancer Centre is the largest government infrastructure project in our province.

Inpatients and outpatients at the centre will receive the benefit of a multidisciplinary health system, enabling access to comprehensive cancer care services in a world-class facility.

The facility will be able to take advantage of modern integrated research to optimize care, with focus on prevention, early detection, precision medicine and psychosocial care.

The centre will have:

- More than 100 patient exam rooms.
- 160 inpatient unit beds.
- More than 100 chemotherapy chairs.
- Increased space for clinical trials.
- Twelve radiation vaults, with three more shelled in for future growth.
- New on-site underground parking with 1,650 stalls.
- Outpatient cancer clinics; clinical and operational support services and research laboratories.

With our aging population, all of us can expect to know an increasing number of friends and family members who will benefit from this state-of-the-art facility.



### BRAIN GAMES

## SUDOKU

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

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

## GAMES & PUZZLES

### Guess The Day in May!

1. On May 3, musicians who play the largest, lowest-pitched, brass musical instrument are recognized.
2. This day celebrated on May 4 is a play on words from an iconic line in an epic space movie created by George Lucas.
3. This day is observed on the second Sunday of May and honours the maternal figures in our lives.
4. On Florence Nightingale's birthday, May 12, hardworking healthcare workers are honoured.
5. World \_\_\_\_\_ Day, observed on May 20 this year, acknowledges the role of our favourite yellow pollinators.
6. On May 24, a date dedicated to this magnificent, jewelled crown, everyone can feel like royalty.



# VOLUNTEERS NEEDED!

## CASINO FUNDRAISING COORDINATOR NEEDED

We are looking for one person to work with our paid Casino Advisor in managing the P.B.P.C.A. 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.

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23-0028016 ADV-19641

## Don't invite bears for a midnight snack.

Here are some tips to prevent attracting bears to your carts:

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- Set your carts out no earlier than 5 a.m., and no later than 7 a.m. on collection day.
- Put your carts away after collection, no later than 7 p.m.
- Store your carts inside a garage or other secure enclosure.

Let's keep your neighbours and any visiting bears safe.

[calgary.ca/bearsmart](https://calgary.ca/bearsmart)



# 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](http://www.pbpccommunity.ca)**



## JOIN THE PBCA HERE!

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!

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### 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



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**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.

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## GUTTER DOCTOR:

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## GET YOUR YARD READY FOR SUMMER:

Feldman Landscaping & Window Cleaning. Spring cleanup - Weekly yard maintenance - Mulch, stone & flower bed renewal. Call 587-579-4099 or email [odfeldman@icloud.com](mailto:odfeldman@icloud.com).

## TERRAVIEW LAWN CARE & LAWN PAINTING:

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**the Gutter Doctor** 403-714-0711  
[gutterdoctor.ca](http://gutterdoctor.ca)

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		Properties		Median Price	
		Listed	Sold	Listed	Sold
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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

To view more detailed information that comprise the above  
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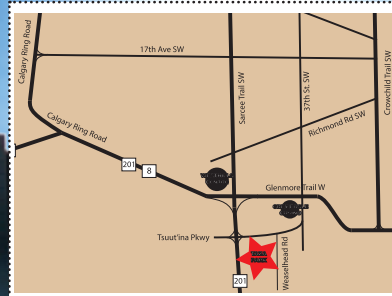
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