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- 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: \$15,679

SALE **\$11,679**
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- 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

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PRESIDENT'S MESSAGE

Greetings Neighbours!

Hoping you are all staying warm enough, as we watch with interest all the developments happening in our world.

As I write this message (a month before you will receive it in February) we have not yet learned the names of all of the people who will be candidates for office, in our upcoming Calgary municipal election on October 20, 2025.

The register of candidates can be found at calgary.ca/election/for-voters/register-of-candidates.html. At this point (January 7, 2025) Kourtney Penner is not listed as someone who has given written notice to Elections Calgary of intention to run. Mind you, neither has Mayor Jyoti Gondek, who did announce that she would be running again.

After the application for rezoning of Glenmore Landing was defeated, it was good to see people removing the sign that advertised it on 90 Avenue.

Again, our thanks to all of you who worked so hard to protect our community in the face of that application. The threats of unwanted densification in our community near the reservoir has not disappeared and we must be vigilant in building up our Environmental and Planning advocacy fund. Please consider the value of your homes and provide your generous contribution to help with those legal costs, which is needed and will be appreciated.

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.

To save on processing fees, for donations of more than \$250, please note "Environmental and Planning Advocacy" on the cheque, payable to "Palliser Bayview Pumphill Community Association". Mail the cheque to the PBPCA at 2323 Palliser Drive SW Calgary, Alberta, T2V 3S4, and the tax receipt will be mailed to you.

Our Open House will be held on Tuesday, March 4, 2025, at 7:00 pm, with our Annual General Meeting. Our lawyer Richard Harrison will be speaking. Please mark your calendars and we hope to see you there.

Wishing you all the best.

Harris Hanson

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PBP BOARD MEETINGS



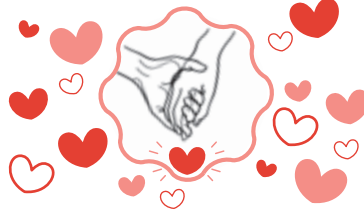
PBP Board meetings are held the first Tuesday of each month at 7:00 pm (subject to change at any time). All members welcome to join. Please send a confirmation email before you come so that we can be sure to have time to address any questions or concerns.

Looking forward to seeing you!

GAMES & PUZZLES

Guess the Couple!

1. These two periodic elements make for a salty pair.
2. These semi-aquatic rodents mate for life and form strong bonds with their partners.
3. These two Disney pups celebrate their 70th anniversary in 2025.
4. This British celebrity supercouple are fondly known as Posh and Becks.
5. This fictional couple's sweet love story started in an office of all places!
6. This prehistoric couple lived amongst dinosaurs with their daughter, Pebbles.



SCAN THE QR CODE FOR THE ANSWERS!

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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:

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PALLISER COMMUNITY REAL ESTATE ACTIVITY

	Properties		Median Price	
	Listed	Sold	Listed	Sold
December 24	1	5	\$415,000	\$410,000
November 24	5	3	\$799,900	\$763,000
October 24	2	4	\$634,950	\$660,500
September 24	8	8	\$562,450	\$563,500
August 24	10	11	\$499,900	\$501,000
July 24	9	5	\$599,900	\$590,000
June 24	4	4	\$737,500	\$756,250
May 24	13	16	\$494,950	\$520,000
April 24	11	10	\$424,900	\$452,500
March 24	6	5	\$640,000	\$680,000
February 24	3	3	\$439,000	\$503,000
January 24	7	8	\$394,450	\$401,250

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
December 24	2	0	\$0	\$0
November 24	0	1	\$874,900	\$855,000
October 24	1	0	\$0	\$0
September 24	2	1	\$999,900	\$995,000
August 24	0	2	\$1,469,444	\$1,355,000
July 24	1	2	\$1,199,000	\$1,169,000
June 24	4	2	\$1,349,450	\$1,346,513
May 24	4	4	\$1,149,950	\$1,212,500
April 24	4	3	\$950,000	\$950,000
March 24	2	0	\$0	\$0
February 24	1	2	\$974,500	\$965,000
January 24	3	3	\$1,275,000	\$1,185,000

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Questions for Candidates Event

The PBP Community Association is pleased to welcome you to our first “Questions for Candidates” event! Join us on Wednesday, April 2, from 7:00 to 7:45 pm at the PBP Community Hall to meet Ward 11 candidate Rob Ward. This is a fantastic opportunity to hear from Rob about his vision for our community, ask questions, and share your thoughts on key local issues.

As we gear up for Calgary’s municipal election, our “Questions for Candidates” initiative will host monthly Q&A sessions with Ward 11 candidates. Each session will begin with prepared questions, followed by an open forum for attendees to engage directly with the candidate. Your input matters—let’s make this a meaningful election year together!

We hope to see you on April 2 for this exciting event!



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Please visit our website to view our live calendar or reach out to Jen at pbpcam@pbpcommunity.ca for more information.

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Calgary's Reservoir Parklands: A Legacy to Protect

by Lesley Farrar

In times of crisis, we safeguard what matters most. Over the past summer, as nearly 100 days of water restrictions reminded us of the fragility of Calgary's resources, it became clearer than ever that our parklands and drinking water deserve the highest levels of oversight and protection. These are essential elements of our city's identity and survival.

The Glenmore Landing Redevelopment process has raised alarms about transparency, procedural fairness, and the prioritization of long-term community interests. Suspicion and allegations of misinformation have persisted, leaving many to question whether Calgary's planning processes are serving the public good. The Palliser Bayview Pumphill Community Association (PBPCA) has taken up the mantle to champion a simple yet critical call to action: Do the studies, share the studies, uphold procedural fairness.

Do the Studies

Before any development can be considered near the Glenmore Reservoir, a BioPhysical Impact Analysis (BIA) must be completed. This first phase of construction at Glenmore Landing is just 230 meters from Calgary's primary drinking water source. The existing plaza's land parcel is immediately adjacent to the parklands. The necessity of rigorous field studies and long-term modelling should go without saying. Unfortunately, it appears to need repeating. A conversation with someone in the water department is no substitute for empirical research, yet this was suggested as sufficient by our Ward councillor.

The risks to Calgary's water supply are too great to ignore. Have we learned nothing from this summer's water shortages? A BIA and hydrogeological studies are not optional—they are essential.

Another vital study that must be conducted is an Area Redevelopment Plan (ARP) for the affected communities. The neighbouring Tsuut'ina Taza development is poised to add 10,000 residents nearby, while the JCC redevelopment plans include a school, synagogue, and expanded senior facilities. These projects alone should trigger an ARP to assess the cumulative impacts on roadways, waterways, and local infrastructure. SW Calgary residents deserve to have their voices heard

in shaping the future of their communities. Dropping intense density into suburban Calgary without proper planning or consultation does not serve the city's best interests.

Share the Studies

Transparency is key to building trust. The Transportation Impact Analysis (TIA) for RioCan's redevelopment has yet to be shared for independent review, leaving significant questions unanswered. Understanding the assumptions baked into such studies is crucial to respecting their findings.

For example, if RioCan's TIA assumes that all future residents will rely on public transit, it might project that traffic congestion won't be an issue. But for a development placing thousands of residents and vehicles behind a single stoplight, such assumptions are likely unrealistic. The public deserves to know whether developers are constructing public safety hazards or failing to adequately consider emergency response and evacuation routes.

Transparency means laying bare the assumptions, data, and methodology behind all studies. Without that openness, citizens have no reason to trust the projections shaping their neighbourhoods.

Uphold Procedural Fairness

Procedural fairness is foundational to community buy-in. Yet glaring questions remain unanswered in this redevelopment process. Why were the public parkland berms never put to public tender? A recent article erroneously equated public hearings with public tender—two entirely separate processes with distinct purposes. Both are essential in the context of publicly held parklands facing development.

Furthermore, the developer has controlled the entire community engagement process, leaving residents without confidence in its fairness. While it is reasonable for developers to bear the costs of engagement sessions, feedback should flow directly to community associations and the City—not through the hands of those with a financial stake in the outcome. Controlling the data is, in many ways, controlling the narrative. This must change to ensure integrity and fairness in decision-making.

Luxury Condos Won't Solve the Housing Crisis

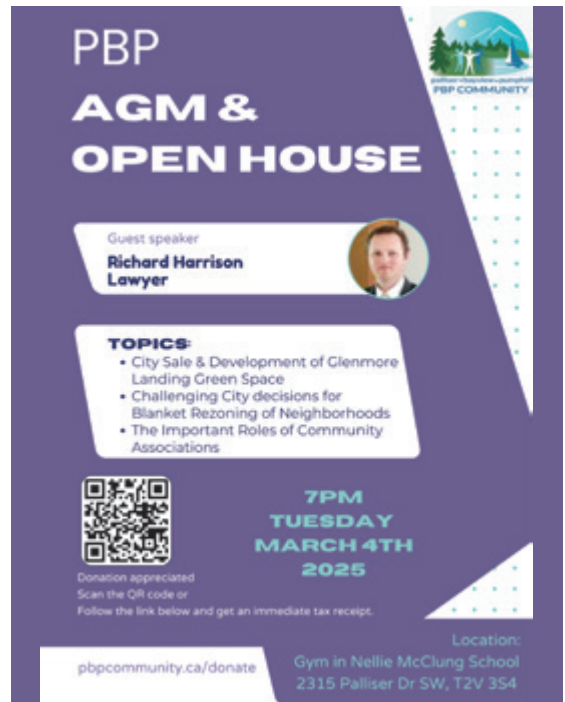
Calgary is not in a luxury condo crisis. Building high-rises with mountain views and unmitigated parkland access will not solve the housing affordability

challenge. These projects often yield investment-grade units primed for short-term rentals, not affordable housing. To sacrifice parklands and drinking water for speculative developments is short-sighted and irresponsible.

We must also question why our Ward councillor appears to advocate for developers. In a representative democracy, elected officials are expected to represent the community as a whole.

Whether we are planning for 5 or 25 years ahead, Calgary needs to set its compass now. The decisions we make today will determine whether we protect or squander our city's irreplaceable parklands and water resources. The Glenmore Reservoir and its surrounding parklands are not just amenities—they are a legacy. Let us treat them as such, with the respect, care, and foresight they deserve.

The PBPCA will continue to advocate for rigorous studies, transparent processes, and procedural fairness. Together, we can ensure that Calgary's reservoir parklands remain a legacy to protect—not just for today, but for generations to come.



PBPC
AGM & OPEN HOUSE

Guest speaker
Richard Harrison
Lawyer

TOPICS:

- City Sale & Development of Glenmore Landing Green Space
- Challenging City decisions for Blanket Rezoning of Neighborhoods
- The Important Roles of Community Associations

7PM TUESDAY MARCH 4TH 2025

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	Listed	Sold	Listed	Sold
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November 24	0	0	\$0	\$0
October 24	2	1	\$1,275,000	\$1,320,000
September 24	0	0	\$0	\$0
August 24	2	4	\$1,312,500	\$1,246,500
July 24	0	0	\$0	\$0
June 24	1	0	\$0	\$0
May 24	3	3	\$1,499,900	\$1,510,000
April 24	2	1	\$1,549,900	\$1,702,000
March 24	0	0	\$0	\$0
February 24	0	0	\$0	\$0
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