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## *Hello Neighbour*


We're excited to introduce ourselves—Amy and Emily, your local real estate team with Brooks Real Estate Group. As active members of this community, we're passionate about helping our neighbors confidently navigate the real estate market. Whether you're buying your first home, selling a property, or exploring real estate investment opportunities, our mission is to provide you with top-notch service tailored to your needs. With 30+ years of experience and in-depth knowledge of the local market, we're here to guide you through the process every step of the way.

At the heart of our work is a commitment to building meaningful relationships founded on trust, transparency, and mutual respect. If you're considering buying, selling, or simply have questions about the local real estate market, we're just a call or message away. We look forward to getting to know you and supporting your real estate journey!

### Contacts:

 [brooksrealestategroup.ca](https://www.brooksrealestategroup.ca)  
 403-287-4923  
 4034-16 Street SW

*Emily Sudermann*  
*Amy Brooks*

 [Emily@brooksrealestategroup.ca](mailto:Emily@brooksrealestategroup.ca)  
[Amy@brooksrealestategroup.ca](mailto:Amy@brooksrealestategroup.ca)



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## SUPREME ULTIMATE

- 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: \$15,679*

**SALE \$11,679**  
*Limited Supplies*

## 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
- Tile 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

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## PRESIDENT'S MESSAGE

Happy New Year everyone! We have good news to report.

Our casino fundraiser at the end of September earned \$84,000. Again, our thanks to Norm Bunn, our coordinator Jen Sherstabetoff and all the volunteers who make this event a success.

On November 7, the Planning Commission met and (as expected) decided to recommend that the subject greenspace along 90 Ave and 14 St (adjacent to the Glenmore Landing Shopping Centre) have a change of use, to allow the high-rise residential development that was proposed by RioCan. That application was made on December 3 to 5 and defended for our community association by our own Lesley Farrar who organized and led our presentations to City Council, with Kevin Taylor, Gill Basford, Jen Baldwin, Irwin Rajesky, and many others. Their incredible commitment, teamwork, attention to detail and perseverance led to dismissal of the RioCan application. RioCan can appeal (which we don't expect) or apply again in six months' time. For now, we, and people throughout our community, are celebrating the win, which comes after a tremendous amount of work and commitment by many people in our community association, for the past 18 months. It was moving to see how we came together to and worked with our lawyer Richard Harrison to defend our community in this cause. We really appreciate the words of encouragement that have been coming (with donations) from an ever-increasing number of our neighbours here. After the decision, as we met for photos on the green space (wearing our yellow shirts that Sam Plucer donated) it was great to hear our neighbours honking and congratulating us as they drove past. Check out our website, [www.pbpcommunity.ca](http://www.pbpcommunity.ca), for highlights from December 3 to 5.

Later this month we will learn who will be running for office in the upcoming municipal election. We look forward to hearing what the Ward 11 candidates each have to say.

In this issue of our newsletter, please find instructions on how you can help us build a list of questions that we can ask each of them, in an effort to get to know them and their priorities.

We are doing well financially. Our rental revenues are up (Thank you Jen S.). Our legal costs have, thus far, been

covered by the charitable donations that we have been receiving to our Environmental and Planning Advocacy Fund. Our Community Association plans to hold an Open House on Tuesday, March 4, 2025, at 7:00 pm, with our Annual General Meeting. Please mark your calendars and we hope to see you there.

We look forward to good things for our community in the coming year.

Wishing you an excellent year, with the best of health, happiness and good luck in 2025.

*Harris Hanson*



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# PBP 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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[pbpcommunity.ca/donate](http://pbpcommunity.ca/donate)

Location:  
Nellie McClung School  
2315 Palliser Dr SW, T2V 3S4



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- Python
- Java
- C++

Location: PBP Community



SCAN ME

Info: <https://pbpcommunity.ca/programs/>  
Email: [pbpmathcoding@pbpcommunity.ca](mailto:pbpmathcoding@pbpcommunity.ca)

Want afterschool math tutoring? Want to prepare for Math contests? Let us know, we will build the program for you!

# HOOKED ON TRIVIA

## WHAT DO YOU KNOW?

COME AND JOIN US  
FOR AN EVENING OF FUN AND FRIENDSHIP

**January 23 7-9 PM**

Palliser-Bayview-Pumphill Community Centre  
2323 Palliser Drive SW

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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!

# 2025 PBPCA Board of Directors



President	Harris Hanson	President@pbpccommunity.ca
Vice President	Anna Kaufman	Vicepresident@pbpccommunity.ca
Treasurer	Jim Sorenson	
Secretary	Lesley Farrar	secretary@pbpccommunity.ca
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Directors at Large	Mike Krayacich, Sam Plucer, Irwin Rajesky, Jayda Rosenthal, Kevin Taylor, Kory Postma, Robert Mason, Annie Fu, Gill Basford	
Facility Coordinator	Jen Sherstabetoff	pbpcam@pbpccommunity.ca
Community Contacts		
Community Resource Officer	Cst. Chad Rausch #3693	CRausch@calgarypolice.ca

**pbpcam@pbpccommunity.ca | 403-281-1908**

## Membership Application Palliser • Bayview • Pump Hill Community Association

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

Please see [pbpccommunity.ca/membership](http://pbpccommunity.ca/membership) for terms and conditions

*Membership is 12 months from date of purchase.*

We / I live in:  Palliser  Bayview  Pumphill  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  
PBPCA HERE!**

# Letter from the PBPCA Board

Dear Councillors Sean Chu (Ward 4), André Chabot (Ward 10), Dan McLean (Ward 13), Raj Dhaliwal (Ward 5), Jennifer Wyness (Ward 2), Peter Demong (Ward 14), Terry Wong (Ward 7), and Sonya Sharp (Ward 1),

On behalf of the Palliser Bayview Pumphill Community Association (PBP CA), we extend our heartfelt gratitude for your decision to oppose the combined sale and land use redesignation of Glenmore Landing. Your votes on December 3 demonstrated a steadfast commitment to upholding Calgary's Municipal Development Plan and other policies that prioritize environmental stewardship and transparent community engagement.

We recognize the complexities involved in making such decisions, especially during a housing crisis. Your careful consideration reflects a dedication to safeguarding vital natural resources like the Glenmore Reservoir and its surrounding parklands—treasures that are legacies for future generations.

Our community is already engaged with significant projects, including the Jewish Community Centre and

the Tsuut'ina Nation's Taza development. We continue to advocate for the approval of an Area Redevelopment Plan before any further major developments are considered. Additionally, we urge that a Biophysical Impact Assessment be completed and subjected to independent review prior to any development on the Glenmore Landing site. We hope that such thorough evaluations become standard practice in Calgary's development processes.

Your recent votes exemplify the positive outcomes achievable when elected officials and community members collaborate for the common good. We are profoundly thankful for your leadership and support.

We encourage like-minded community members to express their appreciation to these councillors personally. Your engagement reinforces the importance of collective action in shaping our city's future.

Sincerely,

*PBPCA Board of Directors*

Palliser Bayview Pumphill Community Association Board of Directors

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

**SCAN THE QR CODE FOR THE SOLUTION**


# Questions for Councillors – We Want Your Input!

Hello PBPCA community,

Welcome to 2025—an election year for Calgary! As we prepare for the upcoming municipal election, the PBP Community Association is excited to help you get to know the Ward 11 candidates.

We are launching a special initiative: “Questions for Candidates.” Each month leading up to the election, we plan to host a Q&A session with invited Ward 11 candidates, followed by our regular board meetings. During these sessions, candidates will answer a set list of questions that reflect the priorities of our community and city. Afterward, there will be an open discussion where attendees can engage directly with the candidates.

To ensure these sessions address what matters most to you, we’re asking for your input! Please send us the questions you believe are important for the candidates to address. We’ll compile the most frequently asked questions to create a comprehensive list for the sessions.

This is your chance to shape the conversation and ensure your voice is heard.

## How to Participate:

Email your questions to [pbpcam@pbpcommunity.ca](mailto:pbpcam@pbpcommunity.ca) by January 31.

Let’s work together to make this election year meaningful for our community.

Thank you,

*PBP Community Association*

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		Listed	Sold	Listed	Sold
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
January	24	0	0	\$0	\$0
December	23	0	0	\$0	\$0

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

# Palliser Bayview Pumphill 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.

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**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)  
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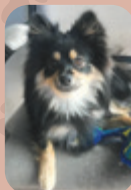
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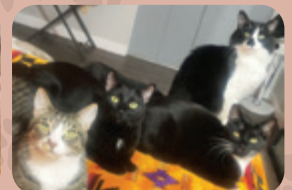
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## PALLISER COMMUNITY REAL ESTATE ACTIVITY

	Properties		Median Price	
	Listed	Sold	Listed	Sold
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
December 23	4	3	\$725,000	\$745,000

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
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
December 23	1	1	\$624,900	\$685,000

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

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