

JULY 2025

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THE OFFICIAL SBHCA COMMUNITY NEWSLETTER



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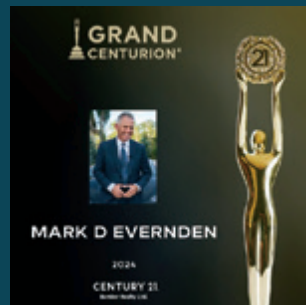
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(Source of data from Century 21 System)



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244114 Panorama Ridge – Springbank



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Ever wonder where the phrase "best thing since sliced bread" comes from? Well, it all started on July 7, 1928, when the Chillicothe Baking Company became the first to sell pre-sliced bread thanks to a machine invented by Otto Frederick Rohwedder. Back then, sliced bread was the best thing since wrapped bread!

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BOARD OF DIRECTORS

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Dan Hnatyshyn	Montreux Rink Coordinator	somrink@springbankhill.org
Jeff Davidson	Director, Community Gardens	communitygrowers@springbankhill.org
Vacant	Director, Grant Funding	info@springbankhill.org
Vacant	Director, Traffic and Safety	traffic@springbankhill.org
David Lu	Director, Events	events@springbankhill.org
Zara Amini	Director, Special Projects	general@springbankhill.org
Jay Cole	Director at Large	



VOLUNTEERS

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Andrew Unruh	Springbank Hill Rink Coordinator	info@springbankhill.org
Fiona Christiaansen	Casino Fundraiser Lead	
General Inquiries	info@springbankhill.org	
Memberships	membership@springbankhill.org	

HOMEOWNERS ASSOCIATION

Springbank Hill Homeowners Association	info@sbhha.com, www.sbhha.com
The Slopes Community Association	www.theslopes.ca
Springborough Homeowners Association	www.springborough.ca

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VICE PRESIDENT'S MESSAGE

Greetings,

As we welcome the heart of summer, I want to take a moment to reflect on the incredible spirit that makes our community so special. The longer days and warmer nights bring with them a renewed sense of connection—whether it's neighbours chatting on evening walks, kids playing at the park, or families gathering for backyard barbecues. There's something magical about summer in Springbank Hill, and it's because of all of you that it continues to be a place we are proud to call home.

First and foremost, I want to extend my deepest gratitude to our many dedicated volunteers. It's no exaggeration to say that the heartbeat of Springbank Hill is powered by the generosity and commitment of those who give their time to support our community. Whether you're part of the community garden team, volunteer on one of our two rink teams, our newsletter editor who works tirelessly on this newsletter and our digital newsletter, or a SBHCA board member—thank you! Your efforts are noticed, appreciated, and felt across our neighbourhood.

This summer, we hope you take full advantage of the inviting trails in the neighbourhood, along with our parks and playground areas, which provide a great space for families to connect and play. Summer is also a wonderful time to embrace small moments of connection including chatting to your neighbour or helping someone who might need a helping hand. These are the things that truly enrich our day-to-day lives.

If you're interested in getting involved, we would love to hear from you. There are so many ways to contribute—whether through volunteering, attending community meetings, or simply sharing ideas for how we can continue to make Springbank Hill the best it can be. Every voice matters, and every effort strengthens our bond as a community. Contact us at membership@springbankhill.org. We would love to hear from you.

Last but not least, please take a minute to complete our Springbank Hill Resident Survey, the link can be found further on in this newsletter, as well as on our website.

Looking forward to seeing you around the neighbourhood this summer!

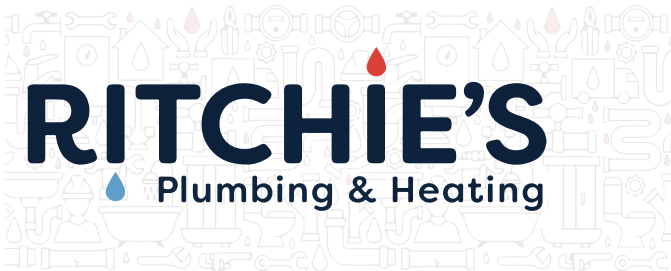
Warm regards,

Shelly Smith

Vice President - Springbank Hill Community Association

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Photo Courtesy of Nathan L.

Share Your Photos!

We are always looking for great community photos to post on our website, in our social media, and in our newsletter. If you have some great shots that you would like to share, please email them to info@springbankhill.org along with your name, and you just might see your talent featured in our next issue.

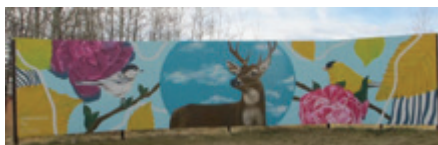
Check out SBHCA's Partner & Sponsorship Program!



SBHCA partners and sponsors are essential to helping us raise funds for events (e.g., our annual Pumpkin Festival, Movies in the Park) and properties (e.g., Springbank Hill and Montreux Outdoor Rinks, the Community Garden). It is also a great way for organizations to connect with our residents at a grassroots level.

If you have any questions, or would like to discuss an opportunity further, please contact us at membership@springbankhill.org or further details can be found at www.springbankhill.org/partners-sponsors/.

Belong
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Springbank Hill Community Association

For only \$25 per year, your family can belong to the Springbank Hill Community Association and experience the many benefits of being a member.

When you become a community member, your household receives the following:

- Access and discounts on various events in our community
- The ability to rent one of our community garden boxes
- Advocacy on community concerns relating to safety, development, and the natural environment
- Opportunities to provide input on community capital projects
- A voice in our community

Only registered members receive regular community emails and digital newsletters to inform them of events, programs, news, and matters in our community. The membership fee also helps us fund all the different initiatives that make our Springbank Hill community a safe, fun, and friendly place to live. To join as a member, please visit our website at <https://springbankhill.org/membership/>.

UPCOMING EVENTS ON THE HILL

There are several events coming up in and around our community that we'd like to share with you—check them out below! Hope to see you out there in our community!

Farm Stand

Time period: Weekly through October (weather permitting)

Vendor: FreshPal Farms

Day/Time: Saturdays from 4:00 to 6:00 pm

Location: Valleyview Church parking lot – 7655 26 Ave SW

Summer Mobile Adventure Park

Dates: July 7 to 11

Time: 10:00 am to 3:00 pm

Location: Cougar Ridge Park – 615 Cougar Ridge Drive SW

Children and parents are invited to join onsite play ambassadors for this free self-directed drop-in program. Loose parts and natural materials are provided to inspire active and creative outdoor play.

Park n' Play/Stay n' Play – Springbank Hill

Dates: July 21 to 25

Time: 10:00 am to 3:30 pm (P n' P), 10:00 am to 12:00 pm (S n' P)

Location: Griffith Woods School field

These are free summer programs with games and activities for children to encourage active living. Signup is day of on site. Park n' Play is for 6- to 12-year-olds, Stay n' Play is for 3- to 5-year-olds accompanied by an adult.

Park n' Play/Stay n' Play – Signal Hill

Dates: August 11 to 15

Time: 10:00 am to 3:30 pm (P&P), 10:00 am to 12:00 pm (S&P)

Location: Battalion Park School field

More details and further locations for Park n' Play and Stay n' Play programs can be found on the City of Calgary website.

Take a Moment to Complete the SBHCA Survey

We are excited to hear from residents of Springbank Hill. Your feedback is invaluable in helping us understand the needs and preferences of our community and to help us plan for the future. This survey is completely voluntary, and we assure you that all responses will remain anonymous. We will not use your personal information, and the cumulative results will be published this fall for everyone to see.

Thank you for taking the time to share your thoughts with us. Your participation will help us make Springbank Hill an even better place to live and belong.

Visit springbankhill.org/resident-survey/ or use the QR code to access the survey.



The survey ends August 31, 2025. Results will be shared at the SBHCA AGM in October of 2025 along with an article in this newsletter.

If you have any questions, please contact us at membership@springbankhill.org.

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		Listed	Sold	Listed	Sold
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April	25	32	15	\$839,900	\$823,500
March	25	25	15	\$925,000	\$936,000
February	25	19	12	\$634,900	\$641,250
January	25	14	10	\$509,700	\$504,971
December	24	8	6	\$573,500	\$584,000
November	24	8	14	\$973,850	\$984,000
October	24	22	17	\$935,000	\$940,000
September	24	20	11	\$1,099,000	\$1,070,000
August	24	18	15	\$768,000	\$771,750
July	24	15	15	\$729,900	\$730,000
June	24	23	19	\$899,900	\$928,000

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

Springbank Hill Farm Stand 2025

We are pleased to announce that Springbank Hill is once again partnering with FreshPal Farms, based in Olds, Alberta, to host a weekly farm stand. FreshPal Farms boasts a unique commercial passive solar greenhouse. Unlike traditional greenhouses, a passive solar greenhouse does not rely on solar panels, heaters, or fossil fuels for energy. Instead, it utilizes polymer plastic on its roof and south-facing wall to harness all of its required energy from the sun. The north-facing wall of the greenhouse is constructed with one-meter-thick clay, which effectively captures and stores solar heat, releasing it slowly at night. This innovative design allows FreshPal Farms to cultivate certain plants year-round.

In addition, they enrich the soil through the use of compost and manure while avoiding the use of pesticides, herbicides, or fungicides. The produce sold at the farm stand is picked ripe and brought directly to Springbank Hill, ensuring maximum freshness and quality.

FreshPal Farms will offer their famous delicious thin-skinned tomato varieties, of which they grow almost 30,000 lbs each year. Additionally, they will also have cucumbers, muskmelons, watermelons, peppers, eggplants, pole beans, squash, cabbages, broccoli, cauliflower, Bok choy, spinach, green onion, basil, and dill weed during the season. You can find FreshPal Farms' farmers market stand on Saturdays. We look forward to seeing you there!

- Date: Every Saturday. Started May 24.
- Time: 4:00 to 6:00 pm
- Location: Valleyview Church entrance (7655 26 Ave SW)

For weekly updates, be sure to follow Springbank Hill Community Association (SBHCA) and FreshPal Farms on Facebook and Instagram.







Weekly farm stands

Support local calgary.ca/localfood

In partnership with:

Land of Dreams	Fresh Routes	Tetzlaff Family Farm
Love Grows Wild Ranch	Broxburn Vegetables	Lil Green Urban Farm
Shirley's Greenhouse	Ruben's Veggies	FreshPal Farm

SCAN HERE TO VIEW ADDITIONAL SPRINGBANK HILL CONTENT

News, Events, & More 	Crime Statistics 	Real Estate Statistics 
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Planning and Development 101

by Stephen Carter-Edwards

Our community association has many moving parts and one of them includes our Planning and Development committee. This has been a hot topic across the city recently, so our director of Planning and Development has shared a Planning 101 summary with us for this month for anyone who is interested in this area.

Planning 101

Communities have a life cycle. A new community is developed, and residents move in. Years later the area is redeveloped to suit contemporary home buyers. How does this redevelopment work?

The Federal government has direct control over national waterways and parks. They target programs and provide some financial support.

The Province has full control over a framework of legislation to structure planning. In Alberta, this is the Municipal Government Act.

Municipalities regulate local planning and development. The power under the MGA is delegated to the City of Calgary to prepare a land use bylaw, other plans, and to be responsible for issuing planning permissions and building permits.

Calgary's Land Use Bylaw (1P2007) is undergoing revisions but currently provides both development control and zoning regulation. It does this by the mechanisms of listing permitted uses and discretionary uses for every parcel of land in the City. All parcels of land are categorized into districts.

There are several district categories in the Land Use Bylaw. Some of the categories include the following: low density residential, multi-residential, commercial, and special purpose (which includes schools, churches, parks, universities, and more). All of the aforementioned districts can be found in Springbank Hill. Direct Control districts (DC) have specific and unique sets of uses and rules. In the recent City-wide rezoning, the DCs were unaffected.

Relaxations, or variances, are discretionary divergences from the Land Use Bylaw specifics that the Development Authority has discretion to accept provided there is a

sound basis for doing so. Examples include building height, landscaping, and setbacks. If a Development Permit (DP) application is for a permitted use with no relaxations, then the permit must be approved by the Development Authority.

DP applications go to the City's planning department for review and approval. If the application is for anything else but a permitted use with no relaxations, then there must be a sign posted on the site that advertises the application and notice given to nearby neighbours. Comments are sought from the neighbours and the community association for consideration by the planning department. The planning department puts together a recommendation that is sent to the Calgary Planning Commission for approval or rejection. This is not a public hearing, only the comments are before the Commission.

Once CPC provides approval for a DP, it can only be appealed on very narrow grounds. The Appeal Board has limited jurisdiction which ends if the Board finds that an approval is for a permitted use where the land Use Bylaw has not been relaxed, varied or misinterpreted.

The other type of planning tool is a land use amendment or resignation also known as rezoning. These applications are advertised as well. A green "Proposed Land Use Change" sign requests citizen comments during the review process, while a black sign informs citizens of the public hearing date. The Community Association also provides feedback. Citizen feedback is summarized in the planning department's reporting while the CA feedback is incorporated as written.

After the CPC hearing, if approved the application has to go before City Council in a public hearing as the Land Use Bylaw can only be amended by a majority vote. As it is a public hearing, interested citizens are allowed to present to City Council. The presentations are limited to five minutes each. City Councillors are supposed to be amenable to the submissions and not have predetermined their vote. An appeal of a Council decision is to a Judge in the Court of King's Bench of Alberta. The standard of review on such statutory authority is reasonableness.

That's Planning 101!



SBHCA
Business
Membership

Become a SBHCA Business Member

Springbank Hill is a vibrant and growing community. The rolling hills, trees, open spaces, and pathways are something that makes our community attractive to so many families and individuals. Through our ongoing communications with members, our events, and community properties (e.g. The Springbank Hill Community Park and Garden), we strive to create a vibrant and supportive neighbourhood. Having Calgary businesses become SBHCA members by supporting our programs and providing a sense of belonging for our residents is an important next step.

We are pleased to announce that businesses within the Springbank Hill community area, and within Calgary, can purchase a business membership. Whether you are a home-based business, an entrepreneur, a small business, a large company, or a not-for-profit, we would love to have you join!

It would be great, although not necessary, for your organization to offer our residential members discounts on your merchandise and/or services. We will promote your discounts to our members.

The annual fee for a 12-month rolling membership is \$35. To join today please visit www.springbankhill.org/business-members/.



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SBHCA Business Member Discounts

by Shelly Smith

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Your SBHCA residential membership includes a SBHCA membership card for discounts with these businesses. To download your card, log into your account at registrationsystem.strategicconsultinggroup.ca/springbankhill/login. On the bottom right of the screen you will see a section called 'SBHCA Membership Card' – just select the download option to download your card.

Business name	Type of business	Member discount
All Things Cinnamon	Bakery	All new customers that are residents of Springbank Hill will receive 15% off their first order of Cinnamon Buns!
Big Sky Ventures	Certified Master Electrician	
The Barbershop (Denim & Smith Aspen)	Hair Industry	15% off retail with any service. \$5 off any service on first visit.
Scarlett Hair Extensions and Academy	Hair Extensions	25% off! Use promocode SPRINGBANKHILL at checkout.
Springbank Dental	Dental Care	
Springbank Skin Centre	Beauty	10% off any service over \$150.
digitalbullet Design Studio	Web Design	
JK Landscaping	Landscaping	10% off your first monthly bill when you sign up for a full season. 10% off your monthly bill for each referral.
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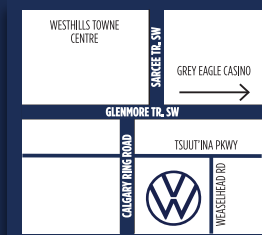


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